London City Council
20 S. Walnut Street, London, Ohio 43140
May 7, 2026, at 6:30 pm
Agenda

Call to Order

Roll Call

Minutes – Approval of April 16, 2026, minutes

Public Hearings

Communications/Announcements

Audience Concerns

Committee Reports

City Official Reports

Old Business

2nd Reading

RESOLUTION 129-26 Sponsored by: Shannon Treynor
A resolution amending Resolution 179-25 establishing a blanket and super blanket purchase order amount limit as required by ORC 5705.41 (D) (3)

RESOLUTION 132-26 Sponsored by: Lisa Jackman
A resolution revising job descriptions. The Street Department is in need of revising several job descriptions.

RESOLUTION NO. 133-26 Sponsored by: Shannon Treynor
A Resolution determining the sufficiency of the application to add certain parcels of real property to the London Gateway Community Authority District; to amend the petition for establishment of the London Gateway Community Authority as a New Community Authority under Chapter 349 of the Ohio Revised Code; to set a date for a public hearing on the application as required by law; and declaring an emergency.

RESOLUTION 134-26 Sponsored by: Greg Eades
A Resolution Authorizing the Safety Service Director to advertise for an RFP for NCA and TIF Advisors

New Business

Round Table

Adjournment

RESOLUTION 129-26
Sponsored by: Shannon Treynor

A RESOLUTION AMENDING RESOLUTION 179-25 ESTABLISHING A BLANKET AND SUPER BLANKET PURCHASE ORDER AMOUNT LIMIT AS REQUIRED BY ORC 5705.41 (D) (3)

WHEREAS, Resolution 179-25 references "super blanket" purchase orders, this needs to be removed; and

WHEREAS, the Resolution will now read as written below; and

WHEREAS, ORC 5705.41 (D) (3) allows political subdivisions to use blanket purchase orders for the payment of lawfully appropriated goods and services of the subdivision in place of regular purchase orders; and

WHEREAS, The City of London currently does not have a maximum allowable amount for purchase orders established; and

WHEREAS, the Auditor has recommended a blanket purchase order amount limit not to exceed $50,000.00 unless authorized by Ordinance or Resolution of Council.

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

SECTION I:

Council hereby establishes a blanket purchase order amount limit not to exceed $50,000.00 unless a purchase for a higher amount has been approved by Ordinance or Resolution in accordance with ORC 5705.41 (D) (3)

SECTION II:

Blanket purchase orders shall be limited to a single line-item appropriation and each shall not exceed the sum that has been lawfully appropriated for that purpose and is in that specific line-item appropriation account

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

_____
Joshua Peters
President of Council

Submitted to Mayor:_____

APPROVED:

Date of Approval:_____

_____
Patrick Closser, Mayor

_____
Rickelle Davis, 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.129-26 was posted on the City of London's website, www.londonohio.gov or in a newspaper of general circulation on the _____day of_____, 2026 and on the_____day of_____, 2026

_____
Clerk

#_____

Vote	Abstain	Suspend	Adopt
Andrew Hitt			
Rich Hays			
John Stahl			
Greg Eades			
Shannon Treynor			
Tom Boyd			
Lisa Jackman			

RESOLUTION 132-26
Sponsored by: Lisa Jackman

A RESOLUTION REVISING JOB DESCRIPTIONS

WHEREAS, the Street Department is in need of revising several job descriptions; and

WHEREAS, Council must approve these revisions.

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

SECTION I:

The job description will be amended to read as follows: See Exhibit A.

SECTION II:

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

PASSED:

ATTEST:

_____
Kris Miller
Clerk of Council

_____
Joshua Peters
President of Council

Submitted to Mayor:_____

APPROVED:

Date of Approval:_____

_____
Patrick Closser, Mayor

_____
Rickelle Davis, 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.132-26 was posted on the City of London's website, www.londonohio.gov or in a newspaper of general circulation on the _____day of_____, 2026 and on the_____day of_____, 2026

_____
Clerk

#_____

Vote	Abstain	Suspend	Adopt
Andrew Hitt			
Rich Hays			
John Stahl			
Greg Eades			
Shannon Treynor			
Tom Boyd			
Lisa Jackman			

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Worker Part-time
Class Number:		**Class Title:**	Street Worker Part-time
Dept./Div.:	Street	**Employment Status:**	Part-time
Reports to:	Street Maintenance Foreman ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours	Varies	**EEO Status:**	08 - Service / Maintenance
Civil Service Status:	BU (AFSCME)		

QUALIFICATIONS: An example of acceptable qualifications:
Completion of secondary education or equivalent (high school diploma or GED); any combination of education, training, and/or experience which provides the desired knowledge, skills, and abilities to perform the essential functions of this position.

LICENSURE OR CERTIFICATION REQUIREMENTS:
Must possess a valid State of Ohio driver's license; must maintain insurability under the City's vehicle insurance policy.

EQUIPMENT OPERATED: **The following are examples only and are not intended to be all inclusive.**
Computer equipment, two-way radio, motor vehicle, hand and/or power tools, backhoe, tandem truck, snow plow, bucket truck, dump truck, tractor mower, salt spreader, roller, chain saw, skid loader, front end loader, shoring equipment, asphalt paver, grader, generators, street sweeper, air compressor, maintenance equipment and tools, light and heavy motorized equipment. Included but not limited to; zero turn mower and weed eater

INHERENTLY HAZARDOUS OR PHYSICALLY DEMANDING WORKING CONDITIONS:
Employee ascends and/or descends ladders, stairs, or scaffolds; is exposed to environmental conditions which may result in injury from fumes, odors, dusts, mists, gases, and/or poorly ventilated work areas; is exposed to possible injury from extremely noisy conditions above 85db (e.g., running engines, packer, environmental noises, traffic horns, etc.); chemical compounds found in an office environment (e.g., toner, correction fluid, etc.); sharp objects, needles, and medical instruments; blood, bodily tissues, and fluids; potentially dangerous/fatal infectious diseases; is exposed to possible injury from radiation; is exposed to possible injury from hazardous gases, chemicals, flammables, or air contaminants; is exposed to possible injury from hazardous waste; is exposed to possible injury due to unclean or unsanitary conditions; is exposed to possible injury as a result of working with moving mechanical parts of equipment or machines (e.g., power take off (PTO), truck engine, packer, tires, etc.); is exposed to possible injury from explosions; works in or around crowds; has contact with potentially violent or emotionally distraught persons; has exposure to potentially vicious animals; has exposure to life threatening situations; has exposure to hot, cold, wet, humid, or windy weather conditions; has exposure to hazardous driving conditions (e.g., collector is on the back of a truck around other public drivers; etc.); has exposure to shaking objects or surfaces; has exposure to second-hand smoke.

Note: In accordance with the U.S. Department of Labor physical demands strength ratings, this is considered heavy work.

In cases of emergency, unpredictable situations, and/or department needs, may be required to lift, push, pull, and/or carry objects heavier than D.O.L. strength ratings recommend.



CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Worker Part-time
Class Number:		**Class Title:**	Street Worker Part-time
Dept./Div.:	Street	**Employment Status:**	Part-time
Reports to:	Street Maintenance Foreman ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours	Varies	**EEO Status:**	08 - Service / Maintenance
Civil Service Status:	BU (AFSCME)		

JOB DESCRIPTION AND WORKER CHARACTERISTICS:

JOB DUTIES in order of importance

ESSENTIAL FUNCTIONS OF THE POSITION: For purposes of42 USC 12101:

(1) Assists the Street Department Workers with street and highway maintenance and repairs; assists with street paint machine or spray gun in painting line markings on pavement including street lines and crosswalks; assists with the installation of guard rails, traffic markers, delineators, and reflectors; assists with preparation, installation, and replacement of City sign posts and signs; assists with fabrication of new signs; assists with cleaning and maintenance of existing signs; assists with trimming trees in compliance with line of sight clearance for street signs; assists with maintenance and repairs on traffic control devices.

(2) Assists with repairs of highway and street surfaces by cutting or removing loose materials, hand sweeping, and spraying tack coats; helps identify and repair pot holes; assists with dumping spreading, shoveling, raking, tamping, and rolling asphalt for street patching and resurfacing, crack sealing, thermoplastic overlays, and slurry seals; assists with repairs or replacement of cracked, raised, sunken or otherwise damaged sidewalks, curbs, gutters and guard rails.

(3) Assists with concrete work including removal of old surface material as well as pouring, forming, and finishing of concrete; helps conduct traffic control when working in high traffic areas of the City; assists with installation of street barricades and cones prior to the performance of maintenance or repair activities; helps direct and control traffic around work sites.

(4) Assists with maintenance of City right-of-ways; assists with sweeps and/or shovels or pick-up of rubbish and debris from City streets, gutters, and sidewalks; assists with cleanup of catch basins; helps to ensure maintenance of drainage systems; assists with leaf collections on City streets and mows grass, trim trees and weed eats sidewalks and right-of-ways; assists with snow removal and ice control through salting.

(5) Supervises community service workers; ensures maintenance and upkeep of all City parks including mowing and garbage removal; maintains all City green space not included in City parks.

(6) Assists with washing, cleaning, painting and preventive maintenance and repair on Street vehicles and equipment.

(7) Maintains required licensure and certifications, if any.

Employee Name:		**Position Title:**	Street Worker Part-time
Class Number:		**Class Title:**	Street Worker Part-time
Dept.ffiiv.:	Street	**Employment Status:**	Part-time
Reports to:	Street Maintenance Foreman ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours	Varies	**EEO Status:**	08 - Service / Maintenance
Civil Service Status: BU (AFSCME)			

(8) Meets all job safety requirements and all applicable OSHA safety standards that pertain to essential functions.

(9) Demonstrates regular and predictable attendance; may be required to report to work outside normal working hours.

OTHER DUTIES AND RESPONSIBILITIES:

(10) Performs other duties as assigned or directed.

MINIMUM ACCEPTABLE CHARACTERISTICS: (* indicates developed after employment)

Knowledge of: two-way radio operations; City goals and objectives;* City policies and procedures;* electrical principles; utility construction; highways; general construction; maintenance and repair; repair procedures; mechanical maintenance; heavy and medium duty equipment maintenance and repair; snow and ice removal; workplace safety; English Grammar and spelling; construction methods in carpentry; plumbing; storm sewers; street maintenance; zoning development standards; building codes; subdivision regulations and building regulations; traffic control devices.

Skill in: decision-making and communication; motor vehicle operation; use of bench and/or hand tools; use of maintenance equipment and tools; use of light and heavy motorized equipment.

Ability to: follow directions; interpret a variety of instructions in written, oral, picture, or schedule form; deal with many variables and determine specific action; recognize unusual or threatening conditions and take appropriate action; exercise independent judgment and discretion; understand, interpret, and apply laws, rules, or regulations to specific situations; communicate effectively; communicate directly with the public and government officials; develop and maintain effective working relationships; resolve complaints; quickly and thoroughly solve complex problems; travel to and gain access to worksite; perform heavy manual labor for extended periods of time in often adverse conditions; handle hazardous materials; deal with high traffic areas; lift up to 100 lbs.

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Worker Part-time
Class Number:		**Class Title:**	Street Worker Part-time
Dept./Div.:	Street	**Employment Status:**	Part-time
Reports to:	Street Maintenance Foreman ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours	Varies	**EEO Status:**	08 - Service/ Maintenance
Civil Service Status: BU (AFSCME)			

POSITIONS DIRECTLY SUPERVISED:
None.

This position description in no manner states or implies that these are the only duties and responsibilities to be performed by the position incumbent. My (employee) signature below signifies that I have reviewed and understand and agree with the contents of this position description.

(Signature of Appointing Authority) (Date)

(Signature of Employee) (Date)

Date Adopted:
Date Revised:

Developed by:
Clemans, Nelson & Associates, Inc.
Dublin, Ohio 43017

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Maintenance Worker I
Class Number:		**Class Title:**	Street Maintenance Worker I
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Street Maintenance Foreman ~~Asst. Street Superintendent~~ ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours:	Varies	**EEO Status:**	08 - Service / Maintenance
Civil Service Status:	BU (AFSCME)		

QUALIFICATIONS: *An example of acceptable qualifications:*

Completion of secondary education or equivalent (high school diploma or GED); additional education, training, and/or work experience which evidences a thorough knowledge of street construction, maintenance, and repair; or any combination of education, training, and/or experience which provides the desired knowledge, skills, and abilities to perform the essential functions of this position; ability to successfully pass required checks and tests (drug screening).

LICENSURE OR CERTIFICATION REQUIREMENTS:
Must possess a valid State of Ohio driver's license; must maintain insurability under the City's vehicle insurance policy; must ~~possess~~ be able to obtain within in a reasonable time period and maintain a valid Class B CDL from the State of Ohio, Class A preferred.

EQUIPMENT OPERATED: **The following are examples only and are not intended to be all inclusive.**
Computer equipment, two-way radio, motor vehicle, hand and/or power tools, backhoe, tandem truck, snow plow, bucket truck, dump truck, tractor mower, salt spreader, roller, chain saw, skid loader, front end loader, shoring equipment, asphalt paver, grader, generators, street sweeper, air compressor, maintenance equipment and tools, light and heavy motorized equipment. Including but not limited to zero turn mower and weed eater.

INHERENTLY HAZARDOUS OR PHYSICALLY DEMANDING WORKING CONDITIONS:
Employee ascends and/or descends ladders, stairs, or scaffolds; is exposed to environmental conditions which may result in injury from fumes, odors, dusts, mists, gases, and/or poorly ventilated work areas; is exposed to possible injury from extremely noisy conditions above 85db (e.g., running engines, packer, environmental noises, traffic horns, etc.); chemical compounds found in an office environment (e.g., toner, correction fluid, etc.); sharp objects, needles, and medical instruments; blood, bodily tissues, and fluids; potentially dangerous/fatal infectious diseases; is exposed to possible injury from radiation; is exposed to possible injury from hazardous gases, chemicals, flammables, or air contaminants; is exposed to possible injury from hazardous waste; is exposed to possible injury due to unclean or unsanitary conditions; is exposed to possible injury as a result of working with moving mechanical parts of equipment or machines (e.g., power take off (PTO), truck engine, packer, tires, etc.); is exposed to possible injury from explosions; works in or around crowds; has contact with potentially violent or emotionally distraught persons; has exposure to potentially vicious animals; has exposure to life threatening situations; has exposure to hot, cold, wet, humid, or windy weather conditions; has exposure to hazardous driving conditions (e.g., collector is on the back of a truck around other public drivers; etc.); has exposure to shaking objects or surfaces; has exposure to second-hand smoke.
Note: In accordance with the U.S. Department of Labor physical demands strength ratings, this is considered heavy work.

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Maintenance Worker I
Class Number:		**Class Title:**	Street Maintenance Worker I
Dept/Div.:	Street	**Employment Status:**	Full-time
Reports to:	Street Maintenance Foreman ~~Asst. Street Superintendent~~ ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours:	Varies	**EEO Status:**	08 - Service / Maintenance
Civil Service Status:	BU (AFSCME)		

In cases of emergency, unpredictable situations, and/or department needs, may be required to lift, push, pull, and/or carry objects heavier than D.O.L. strength ratings recommend.

JOB DESCRIPTION AND WORKER CHARACTERISTICS:
JOB DUTIES in order of importance

ESSENTIAL FUNCTIONS OF THE POSITION: For purposes of42 USC 12101:

(1) Operates a street paint machine or spray gun in painting line markings on pavement including street lines and crosswalks; installs guard rails, traffic markers, delineators, and reflectors; prepares, installs, and replaces, City sign posts and signs; fabricates new signs; cleans and maintains existing signs; trims trees in compliance with line of sight clearance for street signs; performs maintenance and repairs on traffic control devices.

(2) Repairs highway and street surfaces by cutting or removing loose materials, hand sweeping, and spraying tack coats; identifies and repairs pot holes; dumps, spreads, shovels, rakes, tamps, and rolls asphalt for street patching and resurfacing, crack sealing, thermoplastic overlays, and slurry seals; repairs or replaces cracked, raised, sunken or otherwise damaged sidewalks, curbs, gutters and guard rails.

(3) Performs concrete work including removal of old surface material as well as pouring, forming and finishing of concrete; conducts traffic control when working in high traffic areas of the City; installs street barricades and cones prior to the performance of maintenance or repair activities; directs and controls traffic around work sites.

(4) Maintains City right-of-ways; sweeps and/or shovels or picks-up rubbish and debris from City streets, gutters, and sidewalks; cleans catch basins; ensures maintenance of drainage systems; performs leaf collections on City streets and mows grass, trim trees and weed eats sidewalks and right-of-ways; performs snow removal and ice control through salting.

(5) Washes, cleans, paints and performs preventive maintenance and repair on Street vehicles and equipment; supervises community service workers.

(6) Maintains required licensure and certifications, if any.

(7) Meets all job safety requirements and all applicable OSHA safety standards that pertain to essential functions.

Employee Name:		**Position Title:**	Street Maintenance Worker I
Class Number:		**Class Title:**	Street Maintenance Worker I
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Street Maintenance Foreman ~~Asst. Street Superintendent~~ ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours:	Varies	**EEO Status:**	08 - Service / Maintenance
Civil Service Status:	BU (AFSCME)		

(8) Demonstrates regular and predictable attendance; may be required to report to work outside normal working hours.

OTHER DUTIES AND RESPONSIBILITIES:

(9) Performs other duties as assigned or directed.

MINIMUM ACCEPTABLE CHARACTERISTICS: (* indicates developed after employment)

Knowledge of: two-way radio operations; City goals and objectives;* City policies and procedures;* electrical principles; utility construction; highways; general construction; maintenance and repair; repair procedures; mechanical maintenance; heavy and medium duty equipment maintenance and repair; snow and ice removal; workplace safety; English Grammar and spelling; construction methods in carpentry; plumbing; storm sewers; street maintenance; zoning development standards; building codes; subdivision regulations and building regulations; traffic control devices.

Skill in: decision-making and communication; motor vehicle operation; use of bench and/or hand tools; use of maintenance equipment and tools; use of light and heavy motorized equipment.

Ability to: interpret a variety of instructions in written, oral, picture, or schedule form; deal with many variables and determine specific action; recognize unusual or threatening conditions and take appropriate action; exercise independent judgment and discretion; understand, interpret, and apply laws, rules, or regulations to specific situations; communicate effectively; communicate directly with the public and government officials; develop and maintain effective working relationships; resolve complaints; quickly and thoroughly solve complex problems; travel to and gain access to worksite; perform heavy manual labor for extended periods of time in often adverse conditions; handle hazardous materials; deal with high traffic areas; lift 100 lbs. unassisted.

POSITIONS DIRECTLY SUPERVISED:
None.

This position description in no manner states or implies that these are the only duties and responsibilities to be performed by the position incumbent. My (employee) signature below signifies that I have reviewed and understand and agree with the contents of this position description.

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Maintenance Worker I
Class Number:		**Class Title:**	Street Maintenance Worker I
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Street Maintenance Foreman ~~Asst. Street Superintendent~~ Street Superintendent	**FLSA Status:**	Non-exempt
Normal Hours:	Varies	**EEO Status:**	08 - Service / Maintenance

Civil Service Status: BU (AFSCME)

(Signature of Appointing Authority) (Date)

(Signature of Employee) (Date)

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Maintenance Worker II
Class Number:		**Class Title:**	Street Maintenance Worker II
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Street Maintenance Foreman ~~Asst. Street Superintendent~~ ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours:	Varies	**EEO Status:**	08 - Service / Maintenance
Civil Service Status:	BU (AFSCME)		

QUALIFICATIONS: An example of acceptable qualifications:
Completion of secondary education or equivalent (high school diploma or GED); additional education, training, and/or work experience which evidences a thorough knowledge of street construction, maintenance, and repair; or any combination of education, training, and/or experience which provides the desired knowledge, skills, and abilities to perform the essential functions of this position; ability to successfully pass required checks and tests (drug screening).

LICENSURE OR CERTIFICATION REQUIREMENTS:
Must possess a valid State of Ohio driver's license; must maintain insurability under the City's vehicle insurance policy; must possess and maintain a valid Class B CDL from the State of Ohio, Class A preferred. Must ~~possess~~ be able to obtain a Herbicide Applicator's License from the Ohio Department of Agriculture.

EQUIPMENT OPERATED: **The following are examples only and are not intended to be all inclusive.**
Computer equipment, two-way radio, motor vehicle, hand and/or power tools, backhoe, tandem truck, snow plow, bucket truck, dump truck, tractor mower, salt spreader, roller, chain saw, skid loader, front end loader, shoring equipment, asphalt paver, grader, generators, street sweeper, air compressor, maintenance equipment and tools, light and heavy motorized equipment. Including but not limited to zero turn mower and weed eater.

INHERENTLY HAZARDOUS OR PHYSICALLY DEMANDING WORKING CONDITIONS:
Employee ascends and/or descends ladders, stairs, or scaffolds; is exposed to environmental conditions which may result in injury from fumes, odors, dusts, mists, gases, and/or poorly ventilated work areas; is exposed to possible injury from extremely noisy conditions above 85db (e.g., running engines, packer, environmental noises, traffic horns, etc.); chemical compounds found in an office environment (e.g., toner, correction fluid, etc.); sharp objects, needles, and medical instruments; blood, bodily tissues, and fluids; potentially dangerous/fatal infectious diseases; is exposed to possible injury from radiation; is exposed to possible injury from hazardous gases, chemicals, flammables, or air contaminants; is exposed to possible injury from hazardous waste; is exposed to possible injury due to unclean or unsanitary conditions; is exposed to possible injury as a result of working with moving mechanical parts of equipment or machines (e.g., power take off (PTO), truck engine, packer, tires, etc.); is exposed to possible injury from explosions; works in or around crowds; has contact with potentially violent or emotionally distraught persons; has exposure to potentially vicious animals; has exposure to life threatening situations; has exposure to hot, cold, wet, humid, or windy weather conditions; has exposure to hazardous driving conditions (e.g., collector is on the back of a truck around other public drivers; etc.); has exposure to shaking objects or surfaces; has exposure to second-hand smoke.

Note: In accordance with the U.S. Department of Labor physical demands strength ratings, this is considered heavy work.

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Maintenance Worker II
Class Number:		**Class Title:**	Street Maintenance Worker II
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Street Maintenance Foreman ~~Asst. Street Superintendent~~ ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours:	Varies	**EEO Status:**	08 - Service / Maintenance
Civil Service Status:	BU (AFSCME)		

In cases of emergency, unpredictable situations, and/or department needs, may be required to lift, push, pull, and/or carry objects heavier than D.O.L. strength ratings recommend.

JOB DESCRIPTION AND WORKER CHARACTERISTICS:

JOB DUTIES in order of importance

ESSENTIAL FUNCTIONS OF THE POSITION: For purposes of42 USC 12101:

(1) Operates a street paint machine or spray gun in painting line markings on pavement including street lines and crosswalks; installs guard rails, traffic markers, delineators, and reflectors; prepares, installs, and replaces, City sign posts and signs; fabricates new signs; cleans and maintains existing signs; trims trees in compliance with line of sight clearance for street signs; performs maintenance and repairs on traffic control devices.

(2) Repairs highway and street surfaces by cutting or removing loose materials, hand sweeping, and spraying tack coats; identifies and repairs pot holes; dumps, spreads, shovels, rakes, tamps, and rolls asphalt for street patching and resurfacing, crack sealing, thermoplastic overlays, and slurry seals; repairs or replaces cracked, raised, sunken or otherwise damaged sidewalks, curbs, gutters and guard rails.

(3) Performs concrete work including removal of old surface material as well as pouring, forming and finishing of concrete; conducts traffic control when working in high traffic areas of the City; installs street barricades and cones prior to the performance of maintenance or repair activities; directs and controls traffic around work sites.

(4) Maintains City right-of-ways; sweeps and/or shovels or picks-up rubbish and debris from City streets, gutters, and sidewalks; cleans catch basins; ensures maintenance of drainage systems; performs leaf collections on City streets and mows grass, trim trees and weed eats sidewalks and right-of-ways; performs snow removal and ice control through salting.

(5) Washes, cleans, paints and performs preventive maintenance and repair on Street vehicles and equipment; supervises community service workers.

(6) Maintains required licensure and certifications, if any.

(7) Meets all job safety requirements and all applicable OSHA safety standards that pertain to essential functions.

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Maintenance Worker II
Class Number:		**Class Title:**	Street Maintenance Worker II
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Street Maintenance Foreman ~~Asst. Street Superintendent~~ ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours:	Varies	**EEO Status:**	08 - Service/ Maintenance
Civil Service Status:	BU (AFSCME)		

(8) Demonstrates regular and predictable attendance; may be required to report to work outside normal working hours.

OTHER DUTIES AND RESPONSIBILITIES:

(9) Performs other duties as assigned or directed.

MINIMUM ACCEPTABLE CHARACTERISTICS: (* indicates developed after employment)

Knowledge of: two-way radio operations; City goals and objectives;* City policies and procedures;* electrical principles; utility construction; highways; general construction; maintenance and repair; repair procedures; mechanical maintenance; heavy and medium duty equipment maintenance and repair; snow and ice removal; workplace safety; English Grammar and spelling; construction methods in carpentry; plumbing; storm sewers; street maintenance; zoning development standards; building codes; subdivision regulations and building regulations; traffic control devices.

Skill in: decision-making and communication; motor vehicle operation; use of bench and/or hand tools; use of maintenance equipment and tools; use of light and heavy motorized equipment.

Ability to: interpret a variety of instructions in written, oral, picture, or schedule form; deal with many variables and determine specific action; recognize unusual or threatening conditions and take appropriate action; exercise independent judgment and discretion; understand, interpret, and apply laws, rules, or regulations to specific situations; communicate effectively; communicate directly with the public and government officials; develop and maintain effective working relationships; resolve complaints; quickly and thoroughly solve complex problems; travel to and gain access to worksite; perform heavy manual labor for extended periods of time in often adverse conditions; handle hazardous materials; deal with high traffic areas; lift 100 lbs. unassisted. Be able to work alone or unsupervised while completing tasks in a timely manner.

POSITIONS DIRECTLY SUPERVISED:
None.

This position description in no manner states or implies that these are the only duties and responsibilities to be performed by the position incumbent. My (employee) signature below signifies that I have reviewed and understand and agree with the contents of this position description.

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Maintenance Worker II
Class Number:		**Class Title:**	Street Maintenance Worker II
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Street Maintenance Foreman ~~Asst. Street Superintendent~~ ~~Street Superintendent~~	**FLSA Status:**	Non-exempt
Normal Hours:	Varies	**EEO Status:**	08 - Service / Maintenance
Civil Service Status:	BU (AFSCME)		

(Signature of Appointing Authority) (Date)

(Signature of Employee) (Date)

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Foreman
Class Number:		**Class Title:**	Street Foreman
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	**Asst.** Street Superintendent **Street Superintendent**	**FLSA Status:** **EEO Status:**	Non-exempt 08 - Service/ Maintenance

Normal Hours: Varies
Civil Service Status: BU (AFSCME)

QUALIFICATIONS: An example of acceptable qualifications:
Completion of secondary education or equivalent (high school diploma or GED); additional education, training, and/or work experience which evidences a thorough knowledge of street construction, maintenance, and repair; must have experience in field construction; or any combination of education, training, and/or experience which provides the desired knowledge, skills, and abilities to perform the essential functions of this position; ability to successfully pass required checks and tests (drug screening).

LICENSURE OR CERTIFICATION REQUIREMENTS:
Must possess a valid State of Ohio driver's license; must maintain insurability under the City's vehicle insurance policy; must possess and maintain a valid Class B CDL from the State of Ohio, Class A preferred. Must ~~possess~~ must be able to obtain a Herbicide Applicator's License from the Ohio Department of Agriculture.

EQUIPMENT OPERATED: **The following are examples only and are not intended to be all inclusive.**
Standard modern/business office equipment, computer equipment, two-way radio, motor vehicle, hand and/or power tools, backhoe, tandem truck, snow plow, bucket truck, dump truck, tractor mower, salt spreader, roller, chain saw, skid loader, front end loader, shoring equipment, asphalt paver, grader, generators, street sweeper, air compressor, maintenance equipment and tools, light and heavy motorized equipment.

INHERENTLY HAZARDOUS OR PHYSICALLY DEMANDING WORKING CONDITIONS:
Employee ascends and/or descends ladders, stairs, or scaffolds; is exposed to environmental conditions which may result in injury from fumes, odors, dusts, mists, gases, and/or poorly ventilated work areas; is exposed to possible injury from extremely noisy conditions above 85db (e.g., running engines, packer, environmental noises, traffic horns, etc.); chemical compounds found in an office environment (e.g., toner, correction fluid, etc.); sharp objects, needles, and medical instruments; blood, bodily tissues, and fluids; potentially dangerous/fatal infectious diseases; is exposed to possible injury from radiation; is exposed to possible injury from hazardous gases, chemicals, flammables, or air contaminants; is exposed to possible injury from hazardous waste; is exposed to possible injury due to unclean or unsanitary conditions; is exposed to possible injury as a result of working with moving mechanical parts of equipment or machines (e.g., power take off (PTO), truck engine, packer, tires, etc.); is exposed to possible injury from explosions; works in or around crowds; has contact with potentially violent or emotionally distraught persons; has exposure to potentially vicious animals; has exposure to life threatening situations; has exposure to hot, cold, wet, humid, or windy weather conditions; has exposure to hazardous driving conditions (e.g., collector is on the back of a truck around other public drivers; etc.); has exposure to shaking objects or surfaces; has exposure to second-hand smoke.

Note: In accordance with the U.S. Department of Labor physical demands strength ratings, this is considered heavy work.

In cases of emergency, unpredictable situations, and/or department needs, may be required to lift, push, pull, and/or carry objects heavier than D.O.L. strength ratings recommend.

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Foreman
Class Number:		**Class Title:**	Street Foreman
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	**Asst.** Street Superintendent Street Superintendent	**FLSA Status:**	Non-exempt
		EEO Status:	08 - Service/ Maintenance
Normal Hours:	Varies		
Civil Service Status:	BU (AFSCME)		

JOB DESCRIPTION AND WORKER CHARACTERISTICS:

JOB DUTIES in order of importance

ESSENTIAL FUNCTIONS OF THE POSITION: For purposes of42 USC 12101:

(1) Serves as the lead worker; supervises crew members; instructs and trains crew members on maintenance procedures and safety practices; prepares and maintains records (e.g., daily maintenance management system forms, material records, equipment usage, truck mileage, man hours, etc.).

(2) Supervises the day to day operations of crews and staff (e.g., highway and street maintenance and repairs; street facilities maintenance and repair; storm drainage construction; guardrail repair; traffic control device installation, maintenance, and repair; weed mowing and litter removal; etc.); schedules and coordinates projects; sets up work zones; ensures crews have the required materials and equipment; procures equipment and materials needed for department operations; ensures required record logs are maintained; participates and supervises in snow and ice removal; supervises community service workers.

(3) Investigates complaints from the general public; conducts equipment safety inspections; reviews all plans for subdivisions/commercial development; makes recommendations to planning commission; inspects street infrastructure; inspects new construction layout.

(4) Maintains required licensure and certifications, if any.

(5) Meets all job safety requirements and all applicable OSHA safety standards that pertain to essential functions.

(6) Demonstrates regular and predictable attendance; may be required to report to work outside normal working hours.

OTHER DUTIES AND RESPONSIBILITIES:

(7) Performs other duties as assigned or directed.

MINIMUM ACCEPTABLE CHARACTERISTICS:(* indicates developed after employment)

Knowledge of: two-way radio operations; City goals and objectives;* City policies and procedures;* electrical principles; utility construction; general construction; maintenance and repair; mechanical maintenance; heavy and medium duty equipment maintenance and repair; snow and ice removal; workplace safety; zoning development standards; building codes; subdivision regulations; street maintenance; building regulations;

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Foreman
Class Number:		**Class Title:**	Street Foreman
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	**Asst.** Street Superintendent Street Superintendent	**FLSA Status:**	Non-exempt
		EEO Status:	08 - Service/ Maintenance
Normal Hours:	Varies		
Civil Service Status:	BU (AFSCME)		

construction methods in carpentry; plumbing; storm sewers; employee training and development; workplace safety; supervisory principles and practices; English Grammar and spelling; mathematics; traffic control devices; customer service; public relations; transportation; geographic layout of jurisdiction*; safety practices and procedures; department policies and procedures*; proper lifting techniques; administrative methods and functions to direct operations.

Skill in: minor vehicle and equipment maintenance; watching gauges, dials, or other indicators to make sure a machine is working properly; use or operation of cellular phone; computer operation; use or operation of computer software (e.g., Microsoft Outlook; etc.); talking to others to convey information effectively; motivating, developing, and directing people.

Ability to: work independently and without supervision; interpret a variety of instructions in written, oral, picture, or schedule form; deal with many variables and determine specific action; add, subtract, multiply, and divide whole numbers; complete routine forms; prepare routine correspondence; recognize unusual or threatening conditions and take appropriate action; exercise independent judgment and discretion; understand, interpret, and apply laws, rules, or regulations to specific situations; communicate effectively; operate cellular phone ; communicate directly with the public and government officials; develop and maintain effective working relationships; resolve complaints; quickly and thoroughly solve complex problems; travel to and gain access to worksite; recognize safety warnings; perform heavy manual labor for extended periods of time in often adverse conditions; handle hazardous materials; deal with high traffic areas; lift 100 lbs. unassisted.

POSITIONS DIRECTLY SUPERVISED:
Street Maintenance Worker II; Street Maintenance Worker I; Street Worker (Part-time).

This position description in no manner states or implies that these are the only duties and responsibilities to be performed by the position incumbent. My (employee) signature below signifies that I have reviewed and understand and agree with the contents of this position description.

(Signature of Appointing Authority) (Date)

(Signature of Employee) (Date)

CITY OF LONDON
An Equal Opportunity Employer
POSITION DESCRIPTION

Employee Name:	**Position Title:**	Assistant Street Superintendent
Class Number:	**Class Title:**	Assistant Street Superintendent
Dept./Div.: Street		**Employment Status:** Full-time
Reports to: Street Superintendent		
		FLSA Status: Exempt
Normal Hours: . Varies		**EEO Status:** 01 -Officials/ Administrators
Civil Service Status: Unclassified R.C. 124.11 (A)(3)(c)		

QUALIFICATIONS: An example of acceptable qualifications:
Completion of secondary education or equivalent (high school diploma or GED) required; completion of post-secondary education or equivalent (technical school or college education) preferred; additional education, training, and/or work experience which evidences a thorough knowledge of street construction, maintenance, and repair; must have experience in field construction; or any combination of education, training and/or experience which provides the desired knowledge, skills, and abilities to perform the essential functions of this position; ability to successfully pass required checks and tests (drug screening).

LICENSURE OR CERTIFICATION REQUIREMENTS:
Must possess a valid State of Ohio driver's license; must maintain insurability under the City's vehicle insurance policy; must ~~possess~~ be able to obtain and maintain a valid Class B CDL from the State of Ohio, Class A preferred; must ~~possess~~ be able to obtain a Herbicide Applicator's License from the Ohio Department of Agriculture.

EQUIPMENT OPERATED: **The following are examples only and are not intended to be all inclusive.**
Computer, copier, fax, telephone, scanner, standard modern/business office equipment, two-way radio, motor vehicle, hand and/or power tools, backhoe, tandem truck, snow plow, dump truck, tractor mower, salt spreader; chain saw, skid loader, front end loader, maintenance equipment and tools, light and heavy motorized equipment; shoring equipment, asphalt paver, generators, street sweeper, air compressor, mini excavator, excavator.

INHERENTLY HAZARDOUS OR PHYSICALLY DEMANDING WORKING CONDITIONS:
Employee ascends and/or descends ladders, stairs, or scaffolds; is exposed to environmental conditions which may result in injury from fumes, odors, dusts, mists, gases, and/or poorly ventilated work areas; chemical compounds found in an office environment (e.g., toner, correction fluid, etc.); is exposed to possible injury as a result of falling from high places; is exposed to possible injury as a result of working with moving mechanical parts of equipment or machines (e.g., chipper, tractors, loaders, dump trucks, street sweepers, etc.); works in or around crowds; has contact with potentially violent or emotionally distraught persons; has exposure to potentially vicious animals; has exposure to life threatening situations; has exposure to hot, cold, wet, humid, or windy weather conditions; has exposure to hazardous driving conditions.

Note: In accordance with the U.S. Department of Labor physical demands strength ratings, this is considered medium work

Date Adopted:
Date Revised:

Employee Name:	**Position Title:**	Assistant Street Superintendent	
Class Number:	**Class Title:**	Assistant Street Superintendent	
Dept./Div.: Street		**Employment Status:** Full-time	
Reports to: Street Superintendent			
		FLSA Status: Exempt	
Normal Hours: Varies		**EEO Status:** 01 Officials/ Administrators	
Civil Service Status: Unclassified R.C. 124.11 (A)(3)(c)			

In cases of emergency, unpredictable situations, and/or department needs, may be required to lift, push, pull, and/or carry objects heavier than D.O.L. strength ratings recommend.

JOB DESCRIPTION AND WORKER CHARACTERISTICS:

JOB DUTIES in order of importance:

ESSENTIAL FUNCTIONS OF THE POSITION: For purposes of42 use 12101:

(1) Assisting the supervising of the day to day operations of crews and staff including highway and street maintenance and repairs, storm drainage construction, traffic signal construction, maintenance, and repair, and traffic control device installation, maintenance, and repair; schedules and coordinates projects; sets up work zones; ensures crews have the required materials and equipment and ensures required record logs are maintained; inspects new construction layout; reviews all plans for subdivisions/commercial development and makes recommendations to planning commission; inspects all new street infrastructure as it is being built; designs all small projects for city.

(2) Manages and supervises all department personnel (e.g., assigns tasks; recommends discipline; recommends pay assignments; evaluates performance; receives employee complaints; attends or participates in meetings in which policy questions are reviewed or discussed; recommend policy; recommends policy changes; participates in personnel or labor relations activities; has access to other employees' personnel files; ~~has~~ may have access to financial data used in monitoring department revenue/income, etc.).

(3) Performs inspections of Public Works and contracted projects to ensure compliance with regulations and established standards; reviews and inspects work product of employees assuring compliance with accepted standards and codes; supervises the Department's preventative maintenance programs; responds to accidents involving fuel spills, traffic control or other emergencies or unusual situations inside and outside of the normally assigned work period.

(4) Participates in the Department's budget process; makes recommendations on staffing levels, capital equipment purchases and projects; purchases materials and tracks expenses; maintains adequate inventories and evaluates new materials and products; prepares purchase orders for the department;

Date Adopted:
Date Revised:

Employee Name:	**Position Title:**	Assistant Street Superintendent
Class Number:	**Class Title:**	Assistant Street Superintendent
Dept./Div.: Street		**Employment Status:** Full-time
Reports to: Street Superintendent		
		FLSA Status: Exempt
Normal Hours: Varies		**EEO Status:** 01 Officials/ Administrators
Civil Service Status: Unclassified R.C. 124.11 (A)(3)(c)		

reconciles statements and vouchers for payment; resolves issues with the public, contractors, and developers; investigates and responds to concerns and complaints; presents solutions.

(5) Attends meetings and serves on committees, as necessary; attends training and seminars, as necessary.

(6) Maintains required licensure and certifications, if any.

(7) Meets all job safety requirements and all applicable OSHA safety standards that pertain to essential functions.

(8) Demonstrates regular and predictable attendance.

OTHER DUTIES AND RESPONSIBILITIES:

(9) Performs other duties as assigned or directed.

MINIMUM ACCEPTABLE CHARACTERISTICS: (* indicates developed after employment)

Knowledge of: inventory control; purchasing; payroll practices and procedures; two-way radio operations; City goals and objectives;* City policies and procedures;* office practices and procedures; electrical principles; utility construction, maintenance, and repair; general construction, maintenance, and repair; mechanical maintenance; heavy and medium duty equipment maintenance and repair; snow and ice removal; employee training and development; workplace safety; supervisory principles and practices; English Grammar and spelling; construction methods in carpentry, plumbing, and street; zoning, development standards, building codes; subdivision regulations and building regulations; administrative methods and functions in order to successfully direct all operations of the Street Department; traffic control devices, current design regulations, and design criteria.

Skill in: typing; word processing; computer operation; use of modern office equipment; computer programs (e.g., Microsoft Office); motor vehicle operation; use of bench and/or hand tools; use of mechanics' tools and equipment; snowplow operation; decision making and communication.

Date Adopted:
Date Revised:

Employee Name:	**Position Title:**	Assistant Street Superintendent	
Class Number:	**Class Title:**	Assistant Street Superintendent	
Dept./Div.: Street		**Employment Status:** Full-time	
Reports to: Street Superintendent			
		FLSA Status: Exempt	
Normal Hours: Varies		**EEO Status:** 01 Officials/ Administrators	
Civil Service Status: Unclassified R.C. 124.11 (A)(3)(c)			

Ability to: interpret a variety of instructions in written, oral, picture, or schedule form; interpret extensive variety of technical material in books, journals, and manuals; deal with many variables and determine specific action; quickly and thoroughly solve complex problems and issues; recognize unusual or threatening conditions and take appropriate action; apply management principles to solve agency problems; define problems, collect data, establish facts, and draw valid conclusions; exercise independent judgment and discretion; understand, interpret, and apply laws, rules, or regulations to specific situations; add, subtract, multiply, and divide whole numbers; prepare accurate documentation; complete routine forms; prepare routine correspondence; respond to routine inquiries from public and/or officials; conduct effective interviews; communicate effectively; communicate directly with the public and government officials; train or instruct others; handle sensitive inquiries from contacts and with officials and general public; develop and maintain effective working relationships; resolve complaints; travel to and gain access to worksite; lift 150 lbs. unassisted; perform heavy manual labor for extended periods of time in often adverse conditions.

Date Adopted:
Date Revised:

Employee Name: **Position Title:** Assistant Street Superintendent
Class Number: **Class Title:** Assistant Street Superintendent
Dept./Div.: Street **Employment Status:** Full-time
Reports to: Street Superintendent
FLSA Status: Exempt
Normal Hours: Varies **EEO Status:** 01 Officials/ Administrators
Civil Service Status: Unclassified R.C. 124.11 (A)(3)(c)

POSITIONS DIRECTLY SUPERVISED:
Street Foreman; Street Maintenance Worker II; Street Maintenance Worker I; Laborer (Part-time).

This position description in no manner states or implies that these are the only duties and responsibilities to be performed by the position incumbent. My (employee) signature below signifies that I have reviewed and understand and agree with the contents of this position description.

(Signature of Appointing Authority) (Date)

(Signature of Employee) (Date)

Date Adopted:
Date Revised:

POSITION DESCRIPTION

Employee Name:		**Position Title:**	Street Supt. / City Engineer
Class Number:		**Class Title:**	Street Supt./ City Engineer
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Safety Service Director	**FLSA Status:**	Exempt
Normal Hours:	Varies	**EEO Status:**	01 - Officials / Administrators

Civil Service Status: Unclassified R.C. 124.11 (A)(3)(c)

QUALIFICATIONS: An example of acceptable qualifications:
Completion of secondary education or equivalent (high school diploma or GED) required; completion of post-secondary education or equivalent (technical school or college education) preferred; additional education, training, and/or work experience which evidences a thorough knowledge of street construction, maintenance, and repair; must have experience in field construction; or any combination of education, training and/or experience which provides the desired knowledge, skills, and abilities to perform the essential functions of this position; ability to successfully pass required checks and tests (drug screening).

LICENSURE OR CERTIFICATION REQUIREMENTS:
Must possess a valid State of Ohio driver's license; must maintain insurability under the City's vehicle insurance policy; must ~~possess~~ be able to obtain and maintain a valid Class B CDL from the State of Ohio, Class A preferred; must ~~possess~~ be able to obtain a Herbicide Applicator's License from the Ohio Department of Agriculture.

EQUIPMENT OPERATED: **The following are examples only and are not intended to be all inclusive.**
Computer, copier, fax, telephone, scanner, standard modern/business office equipment, two-way radio, motor vehicle, hand and/or power tools, backhoe, tandem truck, snow plow, dump truck, tractor mower, salt spreader; chain saw, skid loader, front end loader, maintenance equipment and tools, light and heavy motorized equipment; shoring equipment, asphalt paver, generators, street sweeper, air compressor.

INHERENTLY HAZARDOUS OR PHYSICALLY DEMANDING WORKING CONDITIONS:
Employee ascends and/or descends ladders, stairs, or scaffolds; is exposed to environmental conditions which may result in injury from fumes, odors, dusts, mists, gases, and/or poorly ventilated work areas; chemical compounds found in an office environment (e.g., toner, correction fluid, etc.); is exposed to possible injury as a result of falling from high places; is exposed to possible injury as a result of working with moving mechanical parts of equipment or machines (e.g., chipper, tractors, loaders, dump trucks, street sweepers, etc.); works in or around crowds; has contact with potentially violent or emotionally distraught persons; has exposure to potentially vicious animals; has exposure to life threatening situations; has exposure to hot, cold, wet, humid, or windy weather conditions; has exposure to hazardous driving conditions.

Note: In accordance with the U.S. Department of Labor physical demands strength ratings, this is considered medium work.

In cases of emergency, unpredictable situations, and/or department needs, may be required to lift, push, pull, and/or carry objects heavier than D.O.L. strength ratings recommend.

JOB DESCRIPTION AND WORKER CHARACTERISTICS:
JOB DUTIES in order of importance

ESSENTIAL FUNCTIONS OF THE POSITION: For purposes of42 USC 12101:

Employee Name:		**Position Title:**	Street Supt./ City Engineer
Class Number:		**Class Title:**	Street Supt. / City Engineer
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Safety Service Director	**FLSA Status:**	Exempt
Normal Hours:	Varies	**EEO Status:**	01 - Officials / Administrators

Civil Service Status: Unclassified R.C. 124.11 (A)(3)(c)

(1) Supervises the day to day operations of crews and staff including highway and street maintenance and repairs, storm drainage construction, traffic signal construction, maintenance, and repair, and traffic control device installation, maintenance, and repair; schedules and coordinates projects; sets up work zones; ensures crews have the required materials and equipment and ensures required record logs are maintained; inspects new construction layout; reviews all plans for subdivisions/commercial development and makes recommendations to planning commission; inspects all new street infrastructure as it is being built; helps with designs of all small projects for city.

(2) Manages and supervises all department personnel (e.g., schedules and assigns tasks; interviews job applicants; recommends the hiring of job applicants; recommends discipline; recommends and adjusts pay assignments; evaluates performance; receives and adjusts grievances or employee complaints; approves and recommends the approval of leave requests; attends or participates in meetings in which policy questions are reviewed or discussed; develops and implements policy; recommends policy changes; participates in personnel or labor relations activities; has access to other employees' personnel files; has access to financial data used in monitoring department revenue/income, etc.).

(3) Performs inspections of Public Works and contracted projects to ensure compliance with regulations and established standards; reviews and inspects work product of employees assuring compliance with accepted standards and codes; supervises the Department's preventative maintenance programs; responds to accidents involving fuel spills, traffic control or other emergencies or unusual situations inside and outside of the normally assigned work period.

(4) Prepares the Department's budget; makes recommendations on staffing levels, capital equipment purchases and projects; purchases materials and tracks expenses; maintains adequate inventories and evaluates new materials and products; prepares purchase orders for the department; reconciles statements and vouchers for payment; resolves issues with the public, contractors, and developers; investigates and responds to concerns and complaints; presents solutions.

(5) Attends meetings and serves on committees, as necessary; attends training and semmars, as necessary.

(6) Maintains required licensure and certifications, if any.

(7) Meets all job safety requirements and all applicable OSHA safety standards that pertain to essential functions.

(8) Demonstrates regular and predictable attendance.

Employee Name:		**Position Title:**	Street Supt./ City Engineer
Class Number:		**Class Title:**	Street Supt. / City Engineer
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Safety Service Director	**FLSA Status:**	Exempt
Normal Hours:	Varies	**EEO Status:**	01 - Officials / Administrators

Civil Service Status: Unclassified R.C. 124.11 (A)(3)(c)

OTHER DUTIES AND RESPONSIBILITIES:

(9) Performs other duties as assigned or directed.

MINIMUM ACCEPTABLE CHARACTERISTICS: (* indicates developed after employment)

Knowledge of: inventory control; purchasing; payroll practices and procedures; two-way radio operations; City goals and objectives;* City policies and procedures;* office practices and procedures; electrical principles; utility construction, maintenance, and repair; general construction, maintenance, and repair; mechanical maintenance; heavy and medium duty equipment maintenance and repair; snow and ice removal; employee training and development; workplace safety; supervisory principles and practices; English Grammar and spelling; construction methods in carpentry, plumbing, and street; zoning, development standards, building codes; subdivision regulations and building regulations; administrative methods and functions in order to successfully direct all operations of the Street Department; traffic control devices, current design regulations, and design criteria.

Skill in: typing; word processing; computer operation; use of modem office equipment; computer programs (e.g., Microsoft Office); motor vehicle operation; use of bench and/or hand tools; use of mechanics' tools and equipment; snowplow operation; decision making and communication.

Ability to: interpret a variety of instructions in written, oral, picture, or schedule form; interpret extensive variety of technical material in books, journals, and manuals; deal with many variables and determine specific action; quickly and thoroughly solve complex problems and issues; recognize unusual or threatening conditions and take appropriate action; apply management principles to solve agency problems; define problems, collect data, establish facts, and draw valid conclusions; exercise independent judgment and discretion; understand, interpret, and apply laws, rules, or regulations to specific situations; add, subtract, multiply, and divide whole numbers; prepare accurate documentation; complete routine forms; prepare routine correspondence; respond to routine inquiries from public and/or officials; conduct effective interviews; communicate effectively; communicate directly with the public and government officials; train or instruct others; handle sensitive inquiries from contacts and with officials and general public; develop and maintain effective working relationships; resolve complaints; travel to and gain access to worksite; lift 150 lbs. unassisted; perform heavy manual labor for extended periods of time in often adverse conditions.

Employee Name:		**Position Title:**	Street Supt./ City Engineer
Class Number:		**Class Title:**	Street Supt. / City Engineer
Dept./Div.:	Street	**Employment Status:**	Full-time
Reports to:	Safety Service Director	**FLSA Status:**	Exempt
Normal Hours:	Varies	**EEO Status:**	01 - Officials / Administrators

Civil Service Status: Unclassified R.C. 124.11 (A)(3)(c)

POSITIONS DIRECTLY SUPERVISED:
Assistant Street Superintendent, Street Foreman; Street Maintenance Worker II; Street Maintenance Worker I; Laborer (Part-time).

This position description in no manner states or implies that these are the only duties and responsibilities to be performed by the position incumbent. My (employee) signature below signifies that I have reviewed and understand and agree with the contents of this position description.

(Signature of Appointing Authority) (Date)

(Signature of Employee) (Date)

Date Adopted:
Date Revised:

Developed by:
Clemans, Nelson & Associates, Inc.
Dublin, Ohio 43017

RESOLUTION NO. 133-26
Sponsored by: Shannon Treynor

A RESOLUTION DETERMINING THE SUFFICIENCY OF THE APPLICATION TO ADD CERTAIN PARCELS OF REAL PROPERTY TO THE LONDON GATEWAY COMMUNITY AUTHORITY DISTRICT; TO AMEND THE PETITION FOR ESTABLISHMENT OF THE LONDON GATEWAY COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER CHAPTER 349 OF THE OHIO REVISED CODE; TO SET A DATE FOR A PUBLIC HEARING ON THE APPLICATION AS REQUIRED BY LAW; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ohio Revised Code ("R.C.") Chapter 349, on December 5, 2024, a petition (the "Petition") for the establishment of the London Gateway Community Authority (the "Authority") was filed with the Clerk of Council (the "Council") of the City of London, Ohio (the "City"), as the "organizational board of commissioners" within the meaning of R.C. Section 349.01(F)(3) by Tom Cat, LLC, PJG Holdings, LLC, and LOCAS Investments, LLC (collectively, the "Developer"), which Petition the Council approved on May 1, 2025, pursuant to Ordinance Number 134-25; and

WHEREAS, the Petition described the boundaries of the related new community district (the "District"); and

WHEREAS, on April 16, 2026, the Developer, together with Gross Pointe Land Holdings, LLC and LOCAS Investments, LLC (as co-equal owners of the Additional Property and collectively, the "Additional Property Owners"), filed an application (the "Application") with this Council requesting that certain parcels of real property identified therein as the Additional Property (Madison Reserve) and owned by the Additional Property Owners be added to the District; and

WHEREAS, with respect to the Application, the City is the only City that can be defined as a "proximate city," as that term is defined in R.C. Section 349.01(M); this Council, as the organizational board of commissioners for the District, is the legislative authority of the only "proximate city" pursuant to R.C. Section 349.03; and, therefore, the City is not required to approve or sign the Application as a "proximate city" prior to the approval of the Application by this Council; and

WHEREAS, the Application further provides that the addition of such real property will be conducive to the public health, safety, convenience and welfare of the District, will be consistent with the development of the District, and will not jeopardize the plan of development of the District; and, the Developer owns all of the Additional Property (Madison Reserve) in connection with the addition of the Additional Property (Madison Reserve) to the District; and

WHEREAS, pursuant to R.C. Section 349.03(A), this Council, as the organizational board of commissioners for the determination of the sufficiency of the Application, upon finding the Application sufficient and in compliance with all applicable statutory requirements, must fix a time and place for a public hearing on the Application; and

WHEREAS, pursuant to R.C. Section 349.03(A), if the Application is determined to be sufficient, this Council shall hold the public hearing not less than thirty (30) days nor more than forty-five (45) days after the date on which the Application was filed by the Developer with this Council; and

WHEREAS, pursuant to R.C. Section 349.03(A), the Clerk of Council shall give notice of the public hearing on the Application by publication once each week for three (3) consecutive weeks in a newspaper of general circulation within Licking County, Ohio prior to the hearing date; and

WHEREAS, this Council desires for this Resolution to take immediate effect upon its adoption as an emergency measure necessary to preserve the public peace, health, safety, and welfare of the residents of the City of London, Ohio.

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

Section 1. Sufficiency of Application. This Council finds and determines that the Application complies with the requirements of R.C. Section 349.03 as to form and substance.

Section 2. Public Hearing. A public hearing on the Application shall be held on May 21, 2026, at 6:30 p.m. in Public Auditorium and Theater, City Hall located at 20 South Walnut Street, Ohio 43140. The Clerk of Council is directed to give notice of the time and place of the public hearing on the Application by publication once each week for three (3) consecutive weeks, or as provided in R.C. Section 7.16, in a newspaper of general circulation within Madison County, Ohio, provided that each publication shall appear prior to the date of the public hearing pursuant to R.C. Section 349.03(A).

Section 3. Open Meetings. This Council hereby finds and determines that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations thereby of the Council, and any of its committees, that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. Effective Date. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare of the City and its inhabitants and to allow for the development of the Additional Property (Madison Reserve); therefore, this Resolution shall take effect and be in force from and immediately after its adoption.

PASSED:

ATTEST:

_____
Kris Miller
Clerk of Council

_____
Joshua Peters
President of Council

Submitted to Mayor:_____

APPROVED:

_____
Patrick Closser, Mayor

_____
Rickelle Davis, Law Director
Approved as to Form

CERTIFICATE

The undersigned, Clerk of the Council of the City of London, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution No.134-26, passed by the Council of the City of London, Ohio on the _____ day of _____, 2026.

_____
Kris Miller
Clerk of Council

I, Kris Miller, Clerk of Council for the City of London, Ohio, do hereby certify that the foregoing Ordinance/Resolution No.134-26 was posted on the City of London's website, www.londonohio.gov or in a newspaper of general circulation on the _____day of_____, 2026 and on the_____day of_____, 2026

_____
Clerk

#_____

Vote	Abstain	Suspend	Adopt
Andrew Hitt			
Rich Hays			
John Stahl			
Greg Eades			
Shannon Treynor			
Tom Boyd			
Lisa Jackman			

BEFORE THE CITY COUNCIL OF THE CITY OF LONDON, OHIO

APPLICATION TO ADD PROPERTY TO THE LONDON GATEWAY NEW COMMUNITY AUTHORTY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE LONDON GATEWAY NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER OHIO REVISED CODE CHAPTER 349

Submitted By:

TOM CAT, LLC
PJG HOLDINGS, LLC
LOCAS INVESTMENTS, LLC

As the Developer pursuant to
Ohio Revised Code Section 349.01(E)

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PAGE NO.

APPLICATION 1

EXHIBITS

EXHIBIT A - LEGAL DESCRIPTIONS OF REAL PROPERTY

COMPRISING ADDITIONAL PROPERTY A-1

EXHIBIT B – MAP OF ADDITIONAL PROPERTY B-1

EXHIBIT C - ZONING FOR DISTRICT C-1

EXHIBIT D - PROPOSED LAND DEVELOPMENT..... D-1

EXHIBIT F - ECONOMIC FEASIBILITY ANALYSIS E-1

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APPLICATION TO ADD PROPRTY TO THE LONDON GATEWAY NEW COMMUNITY AUTHORTY DISTRICT AND TO AMEND THE PETITION FOR ESTABLISHMENT OF THE LONDON GATEWAY NEW COMMUNITY AUTHORITY AS A NEW COMMUNITY AUTHORITY UNDER OHIO REVISED CODE CHAPTER 349

Pursuant to Ohio Revised Code ("R.C.") Section 349.03(B), LOCAS Investments, LLC ("LI"), PJG Holdings, LLC ("PJG") and Tom Cat, LLC ("TC"), (each a "developer" with LI, PJG and TC collectively referred to herein as the "Developer," as that term is defined in R.C. Section 349.01(E)) hereby applies to add property to the London Gateway New Community Authority District (as constituted as the date of this application, the "District"), and to amend the petition for establishment of the London Gateway New Community Authority (the "Authority"), a new community authority established under and operating pursuant to Chapter 349 of the Ohio Revised Code (the "Act"), filed with the Clerk of Council (the "City Clerk") of the City of London, Ohio (the "City"), as the organizational board of commissioners under R.C. Section 349.01(F) (the "City Council"), on December 5, 2024 (the "Original Petition" and as amended by approval of this Application, and as may be supplemented or amended by subsequent petitions or applications to add property, from time to time, the "Petition"). The City Council approved the Original Petition by its Ordinance Number 134-25 dated May 1, 2025, establishing the Original District and the Authority.

Gross Pointe Land Holdings, LLC, an Ohio limited liability company and LOCAS Investments, LLC, an Ohio limited liability company (collectively, the "Property Owner"), are the co-equal owners of the Additional Property (Madison Reserve), as defined herein, to be added to the District by this application (the "Application").

As authorized by R.C. 349.03, the Developer, with consent of the Property Owner, now seeks approval from the City Council to add certain real property described below to the District and to amend the Original Petition as necessary to accomplish the same, all pursuant to this Application. To that end, with respect to the real property at issue in this Application, the Developer hereby applies as follows:

Section 1. Developer's Consent to Single Developer Adding Additional Property. The Developer consents to any one developer filing applications to add property to the District pursuant to R.C. Section 349.03(B) on behalf of the Developer. This consent shall be effective unless a non-filing developer files written objection with the City Clerk prior to the date that the City Council adopts a Resolution determining the sufficiency of the application.

Section 2. Additional Property (Madison Reserve). The Property Owner seeks the addition to the District of certain real property consisting of approximately 55 acres in the City (the "Additional Property (Madison Reserve)"), which Additional Property (Madison Reserve) is identified in the records of the Madison County Auditor at the time of this Application being Permanent Parcel Identification Number 31-03129.000, and as more particularly described in the legal description attached hereto as Exhibit A and as depicted in the map attached hereto as Exhibit B, which identifies the location of the Addition Property (Madison Reserve) and outlines the initial

plan of development for Additional Property (Madison Reserve). The Additional Property (Madison Reserve) is generally situated at State Route 142, London, Ohio 43140. The Additional Property (Madison Reserve) is owned by or is under the control of the Property Owner as evidence by that certain Limited Warranty Deed identified by Instrument Number 2025-2813, as filed in the permanent land records of the Madison County Recorder on July 3, 2025. The Property Owner hereby confirms that the addition of the Additional Property (Madison Reserve) will be conducive to the public health, safety, and convenience and welfare, will be consistent with the development of the District, and will further the plan of the development for the District.

Section 3. Zoning Regulations. The Additional Property (Madison Reserve) lies within the Zoning jurisdiction of the City. The current plans for the development of the proposed Additional Property (Madison Reserve) comply with the applicable zoning regulations, a copy of which are attached hereto as Exhibit C.

Section 4. Current Plans for the Development of the Additional Property. The Property Owner plans to incorporate the Additional Property (Madison Reserve) into the Development Program for the Authority as outlined in the Petition. Consistent with the overall plan for the District, the Property Owner will provide for the District certain improvements constituting "community facilities' under the Act, including certain Community Facilities (as defined in the Petition) in support of the Additional Property (Madison Reserve). Exhibit D hereto provides additional details regarding the development plan and anticipated improvements to the Additional Property (Madison Reserve).

Section 5. Community Development Charges. The Property Owner propose to pay the costs of the Community Facilities through the levy and collection of multiple types of "community development charges" (as defined in the Petition). All Community Development Charges shall be paid by owners of real property within the Property pursuant to R.C. Section 349.07 and the Declaration of Covenants and Restrictions of the Authority (the "Original Declaration"), as the same may be supplemented, or amended from time to time as to the Property, including the Additional Property (Madison Reserve), by the recording of an additional restrictions for the Authority (and as to each such supplemented or amended declaration, each a "Supplemental Declaration," and together with all such Supplemental Declaration and the Original Declaration, the "Declaration"). Consistent with the Declaration, the community development charges with respect to any parcel within the District, including the Additional Property (Madison Reserve), will be chargeable and may be assessed by the Authority if a structure or building is located on a parcel and is not owned, leased, or otherwise controlled by a government entity provided that the governmental entity's use of the land, building, structure or improvement is exempt from real estate taxation under the laws of the State of Ohio.

Section 6. Economic Feasibility.

The preliminary economic feasibility analysis is provided below and in certain Exhibits attached to this Petition. The preliminary economic feasibility analysis examines (a) development patterns and demand factors of the area including the District, (b) the location and size of the District and Additional Property (Madison Reserve), (c) the present and future socio-economic conditions of the area including the District and Additional Property (Madison Reserve), (d) a description of the public services to be provided with respect to the area including the District and

Additional Property (Madison Reserve), (e) a financial plan with respect to the area including the District and Additional Property (Madison Reserve), and (f) a description of the Developer's management capability and information of the Property Owner.

(a) Development Patterns and Demand Factors of District. The current land use of the area within the Additional Property (Madison Reserve) is vacant land and farmland. The proposed future land use of the Additional Property (Madison Reserve) within the District will be a mixed-use development consisting of new residential, commercial, retail, and manufacturing uses. Demographic and development information related to certain areas within the Additional Property (Madison Reserve) are attached hereto as Exhibit D and incorporated herein by this reference.

(b) Location and Size of Proposed District. The Additional Property (Madison Reserve) is located in the City as more fully shown in Exhibit A. The size of the proposed Additional Property (Madison Reserve) is approximately 55+/- acres.

(c) Public Services. All law enforcement, fire, and emergency medical services within the District shall initially be provided by the City. Roadways and utilities will be provided by the applicable public or utility entities. All public education services shall initially be provided by the London City School District and the Tolles Career & Technical Center.

(d) Economic Feasibility Analysis. A preliminary economic feasibility analysis for development of the Additional Property (Madison Reserve) within the District, including the area development pattern and demand, and present and future socio-economic conditions of the area including the District are included in Exhibit E.

(e) Financial Plan. A preliminary financial plan for the development of the Additional Property (Madison Reserve) within the District is attached hereto as Exhibit E.

(f) Developer's Management Capacity. A description of the management capacity of the Developer is attached hereto as Exhibit F and incorporated herein by this reference.

Section 7. Environmental Statement. The Authority, Property Owner and the Developer shall comply with all applicable environmental laws and regulations with respect to the District. To the knowledge of the Developer and the Property Owner, the District does not include any conditions qualifying as a recognized environmental condition and no evidence of actual or potential releases of hazardous substances. The Property Owner shall comply with all applicable environmental laws and regulations.

Section 8. Amendments to Petition. For purposes of this Application, the Petition is hereby amended to include the Additional Property (Madison Reserve) within the District. The Additional Property (Madison Reserve) will be made subject to the existing Declaration, and a Supplemental Declaration will be recorded by the Property Owner to implement the provisions of the Petition as amended by this Application, applicable to the Additional Property (Madison Reserve)

Section 9. Approvals. For the purposes of the establishment of the Authority, the City of London, Ohio is the only municipal corporation that can be defined as a "proximate city" with respect to the Authority as such term is defined in R.C. 349.01(M).

Section 10. Exhibits. Attached Exhibits A, B, C, D, E, and F are part of this Application, and the Petition and the exhibits thereto, except as amended by this Application, are incorporated herein as part of this Application.

Section 11. Definitions. Words and terms not defined herein shall have the meanings given in R.C. 349.01 unless the context requires a different meaning.

The Developer hereby consents to the addition of the Additional Property (Madison Reserve) as provided by this Application and the amendment of the Petition as provided by this Application, and the Developer waives its rights to object to the addition of such territory as provided in R.C. Section 349.03(B). Therefore, the Developer hereby requests the City Council, as the organizational board of commissioners under R.C. Section 349.01(F), determine that this Application complies as to form and substance with the requirements of R.C. Section 349.03 and further requests that the members of the City Council fix the time and place of a hearing on this Application. Pursuant to R.C. Section 349.03(A), such hearing must be held not less than thirty (30) nor more than forty-five (45) days after the filing of this Petition with the Clerk of the City Council.

If the City Council approves this Application, the Developer further requests that the City Council make such determination effective immediately.

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The Developer and Additional Property Owner, consents to the addition of the Additional Property (Madison Reserve) as provided by this Application and the amendment of the Petition as provided by this Application, and the Developer waives its right to object to the addition of such territory as provided in Section 349.03(B) of the Ohio Revised Code. Therefore, the Developer hereby requests that the City Council, as the organizational board of commissioners under Section 349.01(F)(3) of the Ohio Revised Code, determine that this Application complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code. The Developer further requests that the Citty Council fix the time and place of the hearing on this Application pursuant to Section 349.03(A) of the Ohio Revised Code, which hearing must be held not less than thirty (30) nor more than forty-five (45) days after the filing of this Application with the Clerk of City County. This Application is filled with the Clerk of City Council this [_____] day of [_____]. 2026.

Respectfully submitted,

TOM CAT, LLC

As Developer

By: _____

Name: Paul J. Gross

Its: Authorized Member

PJG HOLDINGS, LLC

As Developer

By: _____

Name: Paul J. Gross

Its: Authorized Member

This Application is hereby consented to and approved in its entirety by the Additional Property Owners of the Additional Property (Madison Reserve):

LOCAS INVESTMENTS, LLC

As Developer, and as Additional Property Owner

By: _____

Name: Thomas A Caughlin

Its: authorized Member

GROSS POINTE LAND HOLDINGS, LLC

As Additional Property Owner

By: Reagan Gross

Name: Reagan Gross

Its: Authorized Member

EXHIBIT A

LEGAL DESCRIPTION OF ADDITIONAL PROPERTY

McCARTY ASSOCIATES, LLC.
ARCHITECTS | ENGINEERS | SURVEYORS
213 N. High St. Hillsboro, Oh 45133 937.393.9971 McCartyAssociates.com
Michael L. McCarty, P.E, P.S. Cody W. Beucler, P.E. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Kernes, A.I.A. Dallas M. Puckett, A.I.A.

EXHIBIT A

File No. S25-186
June 9, 2025

LEGAL DESCRIPTION
Heath Family Limited Partnership
55.027 Acres Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. Nos. 5801 and 5802, and being all that remains (55.027 acres) of the original 69.601 acres tract (Parcel No. 31-03129.000) as conveyed Heath Family Limited Partnership and recorded in Official Record 426, Page 494 (15% interest) and Official Record 429, Page 304 (85% interest) of the Madison County Recorder's Office, and being further bounded and described as follows:

S25-25

Beginning at 5/8" iron pin (found) marking a southerly corner of Lot No. 33 and a westerly terminus of Andrew Court West of Buckingham Place Subdivision No.1, Phase 3 London, Ohio (P.B. 2, Slide 585);

thence with westerly line of the terminus of Andrew Court West S 21°35'08" E passing a 5/8" iron pin (found) at 59.81 feet marking the northwesterly corner to and continuing with the westerly line of Lot No. 34 of Buckingham Place Subdivision No.1, Phase 3 London, Ohio, a total distance of 216.13 feet to a 5/8" iron pin (set) marking the southwesterly corner of Lot No. 34;

thence with the southerly line of Buckingham Place Subdivision No.1, Phase 3 London, Ohio N 68°19'28" E, a distance of 301.54 feet to a 5/8" iron pin (found) marking the southwesterly corner of Lot No. 24 of Buckingham Place Subdivision No.1, Phase II London, Ohio (P.B. 2, Slide 251);

thence with the southerly line of Buckingham Place Subdivision No.1, Phase II London, Ohio N 68°21'08" E, a distance of 309.34 feet to a 1" iron pipe (found) marking a westerly corner of a 22.055 acres tract as conveyed to Nissan Chemitec America, Inc. (O.R. 305, Page 395);

thence with a southwesterly line of the aforesaid 22.055 acres tract S 25°02'54" W, a distance of 559.95 feet to a 1" pipe (found) in the northerly line of a 6.758 acres tract as conveyed to Pennsylvania Lines LLC (O.R. 107, Page 1784);

thence with the northerly line of the aforesaid 6.758 acres tract S 66°25'27" W, a distance of 2100.18 feet to a 1" pipe (found) marking the southeasterly terminus of Sharp Avenue;

thence with the easterly line of Sharp Avenue N 21°20'21" W, a distance of 1296.52 feet to a 5/8" iron pin (set) in the southerly right-of-way line of State Route 142-East High Street (MAD-142-0.49) and marking the southwesterly corner of a 0.699 acres "Parcel NO. 49WV" as conveyed to State of Ohio (City of London) (O.R. 105, Page 77);

thence with the southerly right-of-way line of State Route 142-East High Street and southerly lines of the aforesaid 0.699 acres "Parcel NO. 49WV" for the next 3 calls:

1) N 70°42'12" E, a distance of 309.51 feet to a 5/8" iron pin (set);
2) N 76°15'41" E, a distance of 60.53 feet to a 5/8" iron pin (found);
3) N 62°25'46" E, a distance of 119.78 feet to a 3/4" iron pin (found) marking the southwesterly corner of a 0.362 acre "Parcel 55WV" as conveyed to State of Ohio (City of London) (O.R. 94, Page 537) and the northwesterly corner of what remains of an original 1 acre "Parcel II, Tract One" as conveyed to David L. Fender (O.R. 265, Page 858);

thence with the westerly line of what remains of the aforesaid original 1 acre "Parcel II, Tract One" S 21°16'38" E, a distance of 147.15 feet to a 5/8" iron pin (set);

thence with the southerly line of what remains of the aforesaid original 1 acre "Parcel II, Tract One" N 68°43'22" E passing the southwesterly corner to and continuing with the southerly line of what remains of an original 38-50/100 acres "Parcel I, First Tract" as conveyed to David L. Fender (O.R. 265, Page 858) passing a 1" pipe (found) at 288.00 feet marking the southwesterly corner to and

continuing with the southerly line of what remains of an original 0.317 acre "Tract Two" as conveyed to Gerald Wood and Elizabeth A. Fletcher (O.R. 408, Page 39) passing the southwesterly corner to and continuing with the southerly line of an original 2847.5 square feet "Tract Three" as conveyed to Gerald Wood and Elizabeth A. Fletcher (O.R. 408, Page 39), passing the southwesterly corner to and continuing with the southerly line of what remains of an original 0.61 acre "Tract One" as conveyed to Gerald Wood and Elizabeth A. Fletcher (O.R. 408, Page 39), and passing the southwesterly corner to and continuing with the southerly line of an original 0.83 acres tract as conveyed to Charles E. Henson and Carolyn L. Henson (O.R. 384, Page 383), a total distance of 658.29 feet to a 1" iron pipe (found);

thence with the easterly line of what remains of the aforesaid original 0.83 acres tract N 21°33'59" W, a distance of 162.78 feet to a 5/8" iron pin (set) in the southerly right-of-way line of State Route 142-East High Street (MAD-142-0.49) and marking the southeasterly corner of a 0.187 acres "Parcel NO. 57WV" as conveyed to State of Ohio (City of London) (O.R. 99, Page 1409) and the southwesterly corner of a 0.684 acres "Parcel NO. 49WV1" as conveyed to State of Ohio (City of London) (O.R. 105, Page 74);

thence with the southerly right-of-way line of State Route 142-East High Street and southerly line of the aforesaid 0.684 acres "Parcel NO. 49WV1" N 68°21'42" E, a distance of 662.55 feet to a 3/4" iron pin (found) with aluminum cap in the westerly line of Lot No. 1 of Buckingham Place Subdivision No.1, Phase I London, Ohio (P.B. 2, Slide 251);

thence with the westerly line of Buckingham Place Subdivision No.1, Phase I London, Ohio S 21°37'52" E, a distance of 162.42 feet to a 5/8" iron pin (found) marking the northwesterly corner of Lot No. 1 of Buckingham Place Subdivision No.1, Phase II London, Ohio (P.B. 2, Page 251);

thence with the westerly line of Buckingham Place Subdivision No.1, Phase II London, Ohio S 21°42'56" E passing a 1" pipe (found) at

180.01 feet marking the northwesterly corner to and continuing with the westerly of Lot No. 27 of Buckingham Place Subdivision No.1, Phase 3 London, Ohio (P.B. 2, Page 585), a total distance of 360.04 feet to a 5/8" iron pin (found) marking the southwesterly corner of Lot No. 31 of Buckingham Place Subdivision No.1, Phase 3 London, Ohio (P.B. 2, Slide 585);

thence with the lines of Buckingham Place Subdivision No.1, Phase 3 London, Ohio for the next 3 calls:

1) N 68°11'20" E, a distance of 40.03 feet to a 5/8" iron pin (found);
2) S 21°39'29" E, a distance of 105.94 feet to a 5/8" iron pin (found);
3) N 68°31'50" E, a distance of 39.96 feet to the point of beginning, **containing 55.027 acres of land.**

Subject to all legal easements and rights of way of record.

Bearings are based upon the Grid Azimuth (Az 100°05'10.1") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken May 27, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

52-55b

Land surveyed in May 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-186 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



Jason C. McConnaughey, P.S. 8509

EXHIBIT B

MAP OF ADDITIONAL PROPERTY

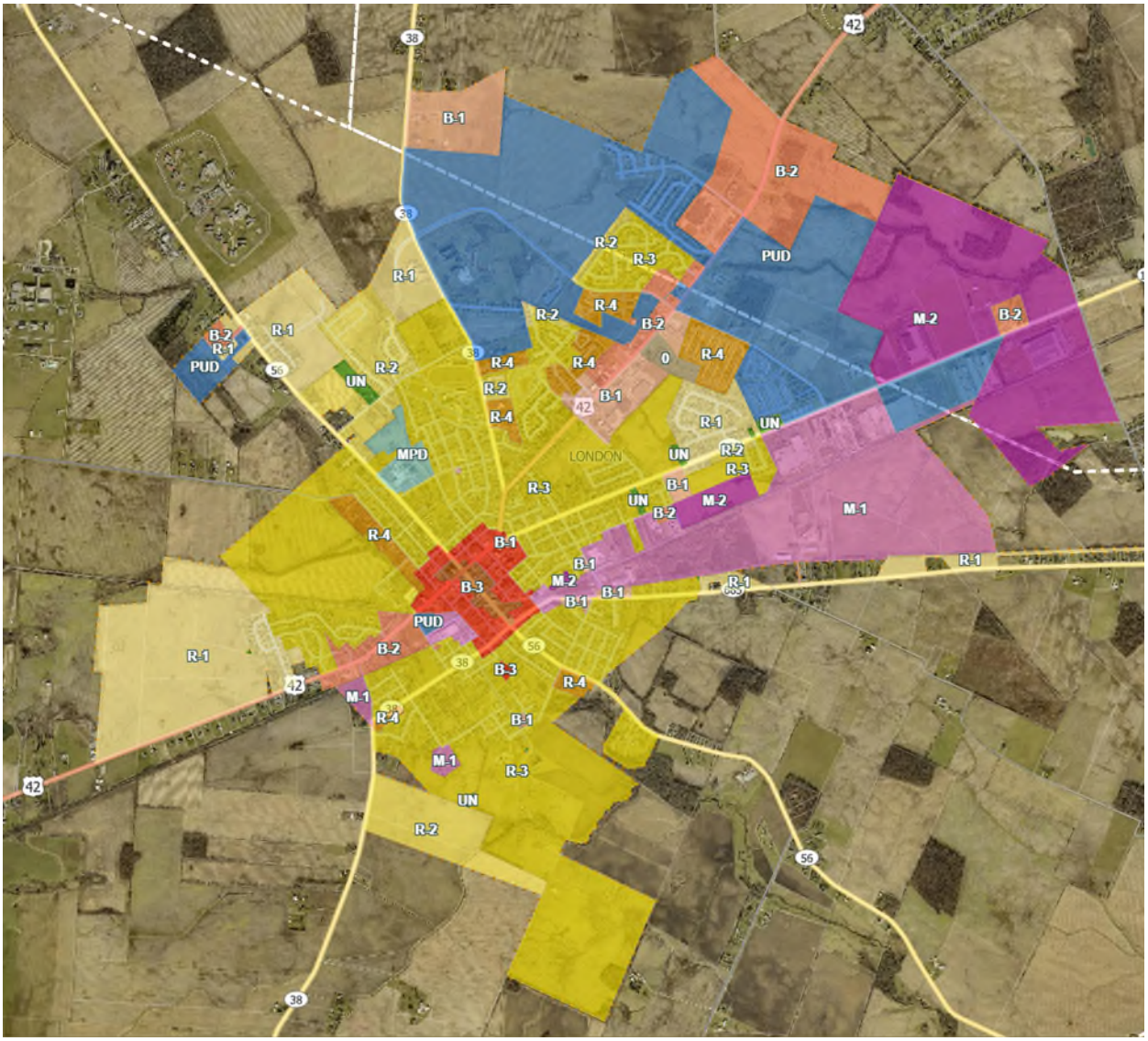
The Additional Property (Madison Reserve) appears as the parcel in the City of London outlined in red in the map below, in the City of London, Ohio, County of Madison, and State of Ohio consisting of the real property identified by the Madison County Auditor's Permanent Parcel Identification Numbers: 31-03129.000 (including any subsequent combinations or subdivisions) as identified in the records of the Madison County Auditor from time to time:



EXHIBIT C

ZONING FOR DISTRICT

I hereby certify that the following presents the applicable zoning regulations with respect to the Initial Property, as set forth in the City of London Zoning Code, as amended by City Ordinance 210-13, effective December 19, 2013.



_____

Clerk of Council

City of London, Ohio

EXHIBIT C (Cont'd)

CITY OF LONDON ZONING REGULATIONS

CHAPTER 1248
Districts Generally and Zoning Map

1248.01 Purpose.

1248.02 Establishment of districts.

1248.03 Official Zoning Map.

1248.04 Interpretation of district boundaries.

1248.05 Zoning of annexed territories.

1248.06 Amendments to the Official Zoning Map.

1248.07 Official schedule of district regulations.

1248.071 R-1 Single Family Residential.

1248.072 R-2 Single Family Residential.

1248.073 R-3 Multi Family Residential.

1248.074 R-4 Multi Family Residential.

1248.075 B-1 District.

1248.076 B-2 District.

1248.077 B-3 District.

1248.078 M-1 District.

1248.079 M-2 District.

1248.080 COS District.

1248.081 PUD Planned Unit Development.

1248.082 MPD Medical Park.

CROSS REFERENCES

Municipal zoning - see Ohio R.C. 713.06 et seq.

Zoning Map amendments - see P. & Z. 1246.03

Supplementary district regulations - see P. & Z. Ch. 1250

Minimum acreage requirements for Zoning Map changes - see P. & Z. 1250.17

Conditional uses - see P. & Z. Ch. 1254

Planned unit developments - see P. & Z. Ch. 1262

Zoning Map annotation for planned unit developments - see P. & Z. 1262.04

1248.01 PURPOSE.

The purpose of this chapter is to establish zoning districts in order to realize the general purposes set forth in Section 1240.02, such as to provide for orderly growth and development and to protect the property rights of all individuals by ensuring the compatibility of uses and practices within districts.

(Ord. 186-91. Passed 10-15-92.)

1248.02 ESTABLISHMENT OF DISTRICTS.

(a) The following zoning districts are hereby established for the City:

R-1 Low Density Residential District

R-2 Medium-Low Density Residential District

R-3 Medium Density Residential District

R-4 Medium-High Density Residential District

B-1 Convenience Commercial District

B-2 General Highway Commercial District

B-3 Central Business District-Commercial District

M-1 Heavy Manufacturing District

M-2 Light Manufacturing District

MPD Medical Park District

COS Conservation and Open Space District

PUD Planned Unit Development District

FH Flood Hazard District

(b) Nothing in this chapter shall be construed to require the actual location of any district on the Official Zoning Map, as it is the intent of this Zoning Code to provide flexibility in its administration to allow future expansion and change.

(Ord. 186-91. Passed 10-15-92; Ord. 147-93. Passed 5-6-93; Ord. 161-03. Passed 12-18-03; Ord. 161-05. Passed 11-3-05)

1248.03 OFFICIAL ZONING MAP.

(a) In General; Incorporation by Reference. The districts established in Section 1248.02 are shown on the Official Zoning Map. The Official Zoning Map, and all data, references, explanatory material and notations on such Official Zoning Map, are hereby incorporated by reference in this Zoning Code, thereby having the same force and effect as if fully described in writing in this Zoning Code.

(b) Legend. The Official Zoning Map shall contain a legend that shall list the name and symbol (which may be any color and/or pattern) of each zoning district. In addition to such legend, the Official Zoning Map shall provide sufficient space for noting Official Zoning Map amendments, in compliance with Section 1248.06.

(c) Identification; Maintenance; Conflicts. The Official Zoning Map shall be properly identified by the signature of the Mayor, as attested by the Safety-Service Director, and shall bear the official seal of the City. The Official Zoning Map shall be maintained by the Zoning Administrator and shall remain on file in the office of the Safety-Service Director.

Whenever there is an apparent conflict between the district boundaries (as shown on the Official Zoning Map) and the descriptions (as found in the text of this Zoning Code or any other ordinance), the written descriptions shall control.

The Official Zoning Map shall be a reproducible document, and copies shall be made available to the public upon request and upon payment of a fee, as established by Council. Whenever the Official Zoning Map is changed by Council, the Mayor and the Safety-Service Director shall certify the accuracy of the Official Zoning Map by placing their signatures and the date on the reproducible Official Zoning Map.

(Ord. 186-91. Passed 10-15-92.)

1248.04 INTERPRETATION OF DISTRICT BOUNDARIES.

When a district boundary is not specifically indicated on the Official Zoning Map, the zoning district boundary shall be the item indicated below that is closest to and most parallel to the Official Zoning Map boundary. Where two or more items listed below are equidistant from, and equally parallel to, the Official Zoning Map boundary, the item listed first below shall control:

(a) The centerline of a thoroughfare, highway, street or other road surface.

(b) The centerline of a thoroughfare, highway, street or other road right of way.

(c) A lot line.

(d) The corporate limits of the City.

(e) The Township line of an Ohio unit of government.

(f) A Virginia Military Survey line.

(g) A township or range line.

(h) The centerline of a railroad line.

(i) The centerline of a railroad right of way.

(j) The centerline of a river, stream or other waterway.

(k) The centerline of a lake, pond or other body of water.

Whenever any street, alley or other public way is vacated by official Council action, the zoning district adjoining each side of such street, alley or public way shall automatically be extended to the center of such vacation, and all areas within that vacation shall, thereafter, be subject to all regulations appropriate to the respective extended districts.

In the event of a partial vacation, the zoning district adjoining such partial vacation, or the district nearest the portion vacated, shall automatically be extended to include all areas within that vacation, and all such areas shall, thereafter, be subject to all regulations appropriate to the extended district.

All questions and disputes concerning the exact location of zoning district boundaries shall be resolved by the Board of Zoning Appeals.

(Ord. 186-91. Passed 10-15-92.)

1248.05 ZONING OF ANNEXED TERRITORIES.

Upon receipt of a petition for annexation, Council shall transmit a copy of the petition to the Planning Commission for its zoning classification recommendation. The Planning Commission shall determine the zoning classification of the property at its first regularly scheduled meeting following receipt of the petition from Council. Upon completion of this meeting, the Planning Commission shall transmit its zoning recommendation to Council. After the Planning Commission recommendation has been received by Council, the normal amendment procedures provided in Chapter 1246 shall be followed. If the recommendation has to be submitted to the Ohio Director of Transportation (as required by Section 1246.06), and if the Director has not responded by the effective date of the annexation, an interim zoning shall be established that is effective only until Council acts following the receipt of the Director's response, as follows:

(a) If an annexed lot is not zoned at the time of its annexation to the City, it shall be classified temporarily as an R-1 Low-Density Residential District.

(b) An annexed lot that is zoned at the time of its annexation to the City shall remain temporarily in that district and under the zoning regulations and control of the appropriate township or County officials.

In either case, any such interim zoning of annexed land shall not be added to the Official Zoning Map but shall be entered in the records of the Zoning Administrator.

(Ord. 186-91. Passed 10-15-92; Ord. 210-13. Passed 12-19-13.)

1248.06 AMENDMENTS TO THE OFFICIAL ZONING MAP.

Within fifteen days of the effective date of any change of a zoning district classification or boundary, the Zoning Administrator shall amend the reproducible copy of the Official Zoning Map to reflect such change and shall note on the Official Zoning Map the effective date of such change and the ordinance number authorizing such change. The amendment notation to the Official Zoning Map shall be signed by the Mayor and attested to by the Safety-Service Director.

(Ord. 186-91. Passed 10-15-92.)

1248.07 OFFICIAL SCHEDULE OF DISTRICT REGULATIONS.

The main set of regulations for the zoning districts shall be as set forth in the following Official Schedule of District Regulations that is hereby adopted and declared to be a part of this Zoning Code. The Official Schedule of District Regulations has two parts:

(a) Part 1. Land Uses Allowed for Each Zoning District.

[Click here to view Part 1]
[Adobe Acrobat Reader is required to view this section.]

(b) Part 2. Lot, Yard, Height and Floor Area Limitations.

[Click here to view Part 2]
[Adobe Acrobat Reader is required to view this section.]

(Ord. 186-91. Passed 10-15-92; Ord. 123-94. Passed 4-21-94; Ord. 150-95. Passed 7-6-95; Ord. 192-95. Passed 9-21-95; Ord. 134-98. Passed 4-2-98; Ord. 161-03. Passed 12-18-03; Ord. 162-03. Passed 12-18-03; Ord. 163-03. Passed 12-18-03; Ord. 118-04. Passed 3-18-04; Ord. 161-05. Passed 11-3-05; Ord. 140-08. Passed 6-26-08; Ord. 180-09. Passed 1-21-10.)

EDITOR'S NOTE: Ordinance 161-05, passed 11-3-05, modified this chapter to add narrative portions that may be used to determine the purpose behind each of the zoning sections of the City. This material has been designated as Sections 1248.071 through 1248.082, and can be found following the charts printed on the next several pages.

1248.071 R-1 SINGLE FAMILY RESIDENTIAL.

(a) Purpose. This district is to create living spaces with low population density family dwellings.

(b) Permitted Uses - R-1 District.

Commercial Agriculture (other than livestock)

Daycare Center, child type D

Group Residential Facility Class 1/Type B

Dwelling Unit, single family

Home Occupations (as defined in 1252)

Modular Homes

Open Spaces

Public facility

Services, essential

Spouse Abuse Center

(c) Conditionally Permitted.

Bed & Breakfast	Cemetery
Church	Condominium
Country Club	Court, recreational
Educational Institution	Garden Apartment
Golf Course	Home Occupations (as defined in 1252)
Kindergarten	Manufactured Home
Park	Public Service Facility
Quasi-public facility	Receiver
Recreation, extensive	Rooftop WECS
Schools	Services, community

(Ord. 161-05. Passed 11-3-05; Ord. 161-11. Passed 9-1-11; Ord. 162-11. Passed 9-1-11.)

1248.072 R-2 SINGLE FAMILY RESIDENTIAL

(a) Purpose. This district is to create living spaces of moderate population density single family dwellings.

(b) Permitted Uses - R-2 District.

Agriculture, commercial,	Daycare Center, child type D
(other than livestock)	Dwelling unit, single family
Group Residential Facility	Home Occupations (as listed in 1252)
Class 1/Type B	Modular Homes

Open Space Public facility Services, essential
Spouse Abuse Center

(c) Conditionally Permitted.

Bed & Breakfast

Cemetery	Church
Condominium	Courts, recreational
Country Club	Daycare Center, child type C
Educational Institution	Garden Apartment
Golf Course	Home Occupation (as defined in 1252)
Hospital	Kindergarten
Manufactured Home	Park
Public Service Facility	Quasi-public facility
Receiver	Recreation, extensive
Rooftop WECS	Schools
Service, Community	

(Ord. 161-05. Passed 11-3-05; Ord. 161-11. Passed 9-1-11; Ord. 162-11. Passed 9-1-11.)

1248.073 R-3 MULTI FAMILY RESIDENTIAL

(a) Purpose. This district is to create living areas of moderate population for single and two-family dwellings.

(b) Permitted Uses - R-3 District.

Agriculture, commercial (other than livestock)

Daycare Center, child type D

Dwelling Unit, single family

Dwelling Unit, two-family

Group Residential Facility Class 1/Type B

Home Occupation (as listed in 1252)

Modular Home

Open Space

Public facility

Services, essential

Spouse Abuse Center

(c) Conditionally Permitted.

Bed & Breakfast	Cemetery
Church	Condominium
Country Club	Courts/Recreational
Daycare Center, child Types B & C	Educational Institutions
Golf Course	Garden Apartments
Group residential facility, Class 1/Type A	Kindergarten
Manufactured Home	Park
Public Service Facility	Quasi-public facility
Receiver	Recreation, extensive
Rooftop WECS	Schools
Services, community	

(Ord. 161-05. Passed 11-3-05; Ord. 161-11. Passed 9-1-11; Ord. 162-11. Passed 9-1-11.)

1248.074 R-4 MULTI FAMILY RESIDENTIAL.

(a) Purpose. This district is created for the purpose of multi-family dwellings.

(b) Permitted Uses - R-4 District.

Agriculture, commercial (other than livestock)

Daycare Center, child, type C & D Dormitory

Multi-family Housing

Group Residential Facility Class 1/Type A & B

Group Residential Facility Class 2/Type B Home Occupation (Chapter 1252) Modular Home

Open Space

Public facility

Services, essential

Spouse Abuse Center

(c) Conditionally Permitted Uses.

Bed & Breakfast	Cemeteries
Churches	Courts/Recreational
Daycare Center, adult	Daycare Center, child Type A & B
Dwelling, single & two family	Educational Institutions
Garden Apartments	Group Residential Class 2/Type A
Home Occupations (as defined in 1252)	Institution
Kindergarten	Manufactured Home
Manufactured Home Park	Mobile Home Park
Park	Parking Facility
Public Service Facilities	Receiver
Recreation, extensive	Rooftop WECS
Rooming House	Schools
Services/Community & Business	

(Ord. 161-05. Passed 11-3-05; Ord. 161-11. Passed 9-1-11; Ord. 162-11. Passed 9-1-11.)

1248.075 B-1 DISTRICT.

(a) Purpose. This district is to create a commercial area for convenience style business.

(b) Permitted Uses - B-1 District.

Agriculture, commercial (other than livestock)	Automobile, Parts (packaged) tire sales & service
Bakery	Barber Shop
Beauty Shop	Bicycle Repair Shop
Bicycle Sales, repair, rental	Business, (convenience, drive-in, general, highway, office-type, wholesale)
Car Wash	Clinic

Carry-Out , alcohol (also drive-thru)	Convenience retail
Club	
Court-Recreational	
Daycare Center/Adult	Daycare Center, child Type A, B, C, & D
Drug Store	Dry Cleaning Store
Electric Supply	Equipment Rental (non-farm & non-motor vehicle)
Farmer's Market	Finance Office
Food Store	Garage Public
Gasoline Service Station	Grocery Store
Hardware Store	Health Center/Rehabilitation Center
Ice Cream Store	Insurance office
Labor/Union Meeting Hall	Laundromat
Mail Order	Nursing Home
Offices	Open Space
Park	Parking Lot
Public Facility	Public Service Facility
Quasi-public service facility	Radio Studio
Real Estate office	Receiver
Recreation/Intensive	Restaurant, no entertainment, no dancing or alcohol
Services (Business, Community, essential, personal)	Spouse Abuse Shelter
Shoe repair	Utility
Veterinary facility	Supermarket

(c) Conditionally Permitted Uses.

Adult Entertainment	Amusement arcade
Bed & Breakfast	Boarding House
Cabinet Shop	Carpenter Shop
Church	Distribution facility

Dormitory	Dwelling Unit - Single, Two & Multi family
Educational Institution	Food Processing
Garden Apartment	Gun Shop
Home Occupation	Lab/Research & Engineering Parking facility
Lodge, fraternal	Rooming House
Restaurant with entertainment, dancing or alcohol	Rooftop WECS
Schools	Sign (outdoor advertising)
Swimming Pool – public	

(Ord. 161-05. Passed 11-3-05; Ord. 140-08. Passed 6-26-08; Ord. 161-11. Passed 9-1-11; ; Ord. 162-11. Passed 9-1-11; Ord. 115-12. Passed 3-15-12.)

1248.076 B-2 DISTRICT.

(a) Purpose. This district is to create a commercial area for retail business and office space.

(b) Permitted Uses - B-2 District.

Agriculture, commercial (other than livestock)	Agriculture implement sales and/or rental
Automobile, Parts (packaged)	Bakery
Sales (new and/or used)	Barber Shop
Service, Tire Sales & Service	Beauty Shop
Upholstery	Bed and Breakfast
Bicycle Repair Shop	Bicycle Sales, repair, Rental
Boarding House	Business, convenience, drive-in, general, highway, office-type, wholesale
Car Wash	
Carry-Out , alcohol (also drive-thru)	Cemetery
Clinic	Club
Convenience retail	Court-Recreational
Daycare Center/Adult	Daycare Center/Child Type A, B, C & D
Drug Store	Dry Cleaning Store
Educational Institution	Electric Supply

Equipment Rental (non-farm & non-motor vehicle)

Farm Equipment Storage, Sales and/or rental

Farmer's Market

Finance Office

Food Store

Funeral Home

Gasoline Service Station

Greenhouse, Commercial

Grocery

Hardware Store

Health Center/Rehabilitation Center

Hotel

Ice Cream Store

Institution

Insurance Office

Kennel

Labor Union Meeting Hall

Laundromat

Lodge (Resort Type)

Mail Order

Marine Equipment Sales

Mobile Sales or Repair

Mortuary

Motel

Motorcycle Sales and Repair

Motor Vehicle Repair

Motor Vehicle Sales and/or Rental

Nursery

Nursing Home

Offices

Open Space

Park

Pet Shop

Parking Lot

Public Facility

Public Service Facility

Quasi-public service facility

Radio Studio

Real Estate office

Receiver

Recreation/Intensive

Restaurant, with/without entertainment, dancing or alcohol

Road Side Stand

Rooming House

Services (Business, Community, essential & personal)

Shoe repair

Spouse Abuse Shelter

Storage Units

Supermarket

Supply Yard

Swimming Pool Public

Tavern

Television Studio

Theater

Tourist Home

Travel Trailer Sales and/or Repair

Utility

Veterinary facility

(c) Conditionally Permitted Uses.

Adult Entertainment	Airport
Amusement arcade	Cabinet Shop
Carpenter Shop	Church
Condominium	Distribution facility
Dormitory	Dwelling Unit, Single, Two & Multi family
Food Processing	Garden Apartment
Gun Shop	Home Occupation
Lab/Research & Engineering	Lodge, fraternal
Maintenance facility	Motor vehicle wrecking
Parking facility	Recycling facility (collection)
Research activities	Rooftop WECS
Schools	Sign (outdoor advertising)
Specialized animal raising & care	Well, oil and/or gas
Zoo	

(Ord. 161-05. Passed 11-3-05; Ord. 140-08. Passed 6-26-08.)

1248.077 B-3 DISTRICT.

(a) Purpose. This district is to create a Central Business District, such as Downtown.

(b) Permitted Uses.

Agriculture, commercial (other than livestock)	Automobile, Parts (packaged), Sales (new and/or used), Service, Tire
Bakery	Sales & Service, Upholstery
Barber Shop	
Beauty Shop	Bicycle Repair Shop
Bicycle Sales, repair, Rental	Business, convenience, general, highway, office-type
Carry-Out , alcohol (also drive-thru)	Clinic

Club
Daycare Center/Child, Type D
Dry Cleaning Store
Farmer's Market
Food Store
Greenhouse, commercial
Group residential facility, Class 1, Type B
Hospital
Insurance Office
Labor Union Meeting Hall
Linen supply
Offices
Parking Lot
Public Facility
Radio Studio
Receiver
Services (Business, Community, Essential, Personal)
Shoe repair
Storage units
Tavern
Utility
Convenience retail
Drug Store
Equipment Rental (non-farm & non- motor vehicle)
Finance Office
Gasoline Service Station
Grocery Store
Hardware Store
Ice Cream Store
Kennel
Laundromat
Motorcycle sales/repair and/or rental
Open Space
Pet Shop
Public Service Facility
Real Estate office
Restaurant, with/without entertainment, dancing or alcohol
Sign (outdoor advertising)
Supermarket
Television studio

(c) Conditionally Permitted Uses.

Adult Entertainment
Bed & Breakfast
Business drive-in, wholesale
Car Wash
Church
Daycare center, adult
Distribution facility
Amusement arcade
Boarding House
Cabinet Shop
Carpenter Shop
Court, recreational
Daycare center, child, Type A, B & C
Dormitory

Dwelling Unit, Single, Two & Multi family

Educational Institution	Electric Supply
Food Processing	Funeral Home
Garage Public	Garden Apartment
Group residential, Class 1, Type A, Class 2, Type A & B	Gun Shop
Health care/rehabilitation center	
Home Occupation	Hotel
Lab/Research & Engineering	Lodge, fraternal
Mail order	Mortuary
Motel	Motor vehicle repair
Motor vehicle sales and/or rental	Nursing Home
Park	Parking facility
Quasi-public facility	Recreational, intensive
Research activities	Rooming House
Schools	Spouse Abuse shelter
Theater	Tool and die shop
Wholesaling	

(Ord. 161-05, passed 11-3-05; Ord. 140-08. Passed 6-26-08; Ord. 162-11. Passed 9-1-11; Ord. 115-12. Passed 3-15-12.)

1248.078 M-1 DISTRICT.

(a) Purpose. This district is to create a District where heavy equipment and manufacturing processes occur.

(b) Permitted Uses.

Agriculture, commercial	Airport
Business, wholesale	Cabinet Shop
Carpenter Shop	Distribution Facility
Garage, public	Gasoline Service Station
Machine Shop	Maintenance facility
Manufacturing, heavy	Mineral Extraction

Motor Vehicle wrecking	Offices
Open Space	Parking Lot
Public facility	Public Service facility
Receiver	Recycling Operation, processing,
Research activities	collection & processing
Services, essential	Supply Yard
Terminal	Tool & Die Shop
Utility	Warehouse
Well, oil and/or gas	

(c) Conditionally Permitted Uses.

Bottling Plant	Carpet Cleaning plant
Court, recreational	
Day-care center, child Type A,B,C,D	Dry cleaning plant
Electric supply	Fertilizer facility
Home occupation	Junk building, shop and/or yard
Manufacturing, light	Park
Parking facility	Recreation
Recreation extensive	Recreation intensive
Rooftop WECS	Rug Cleaning Plant
Schools	Sign, outdoor advertising
Slaughter Yard	Wind Energy Conversion Systems

(Ord. 161-05, passed 11-3-05; Ord. 180-09. Passed 1-21-10; Ord. 109-11. Passed 8-4-11; Ord. 161-11. Passed 9-1-11; ; Ord. 162-11. Passed 9-1-11; Ord. 115-12. Passed 3-15-12.)

1248.079 M-2 DISTRICT.

(a) Purpose. This district is to create a commercial area for light manufacturing and distribution of materials.

(b) Permitted Uses.

Agriculture, commercial	Bottling Plant
Business, wholesale	Cabinet Shop
Carpenter shop	Carpet Cleaning plant
Distribution facility	Dry Cleaning Plant
Electric Supply	Fence installation
Gasoline Service Station	Garage, public
Labor union meeting hall	Laboratory research and/or engineering
Laundry company	
Linen supply	Machine shop
Mail Order	Maintenance facility
Manufacturing, light	Motor vehicle repair
Offices	Open Space
Printing, publishing & typesetting plant	Public Facility
Public Service Facility	Radio Transmitting station
Receiver	Research activities
Rug cleaning plant	Services (Business, Essential)
Sign (outdoor advertising)	Storage units
Supply yard	Television transmitting station
Terminal	Tool & die shop
Utility	Warehouse
Well, oil and/or gas	Wholesaling

(c) Conditionally Permitted Uses.

Airport	Business, drive-in, highway, office type
Court, recreational	
Daycare center, child, Type A, B, C & D	Fertilizer facility
Golf Course	Junk building shop and/or yard
Motor vehicle wrecking	Park
Parking facility	Recreation
Recreation extensive	Recreation intensive
Recycling operation, collection, processing and collection	Rooftop WECS

Schools	Slaughter yard
Specialized animal raising and care	Veterinary facility
Wind Energy Conversion Systems	

(Ord. 161-05, passed 11-3-05; Ord. 180-09. Passed 1-21-10; Ord. 110-11. Passed 8-4-11; Ord. 161-11. Passed 9-1-11; Ord. 162-11. Passed 9-1-11; Ord. 115-12. Passed 3-15-12.)

1248.080 COS DISTRICT.

(a) Purpose. This district is to create open space and natural areas to protect environmentally sensitive areas.

(b) Permitted Uses.

Agriculture, commercial (other than livestock)	Cemetery
	Open Space
Public facility	Recreation, extensive

(c) Conditionally Permitted.

Club	Court, recreational
Husbandry, animal & poultry	Nursery
Park	Parking facility
Public Service facility	Recreation, Intensive
Rooftop WECS	Services, essential
Specialized animal raising and care	Swimming Pool, public
Wind Energy Conversion Systems	Zoo

(Ord. 161-05, passed 11-3-05; Ord. 111-11. Passed 8-4-11; Ord. 161-11. Passed 9-1-11)

1248.081 PUD PLANNED UNIT DEVELOPMENT.

(a) Conditionally Permitted. All uses in a Planned Unit Development are conditionally permitted, based on the plan for the unit development submitted to the Planning Commission.

(b) Permitted Uses. Agriculture, commercial (other than livestock), Utility.

(Ord. 161-05, passed 11-3-05; Ord. 115-12. Passed 3-15-12)

1248.082 MPD MEDICAL PARK.

(a) Purpose. This District is to create an area where medically related businesses can coexist.

(b) Permitted Uses.

Cafeteria	Clinic
Day-Care Center, adult	Daycare Center Child, Types A, B, C, & D
Drug Store	
Equipment rental, medical	Gift Shop
Health Care/Rehabilitation Center	Health care training facility
Hospice Care facility	Hospital
Laboratory, medical	Nursing Home
Respite care facility	Services, community

(c) Conditionally Permitted.

Credit Union

Parking facility

Parking Lot

Restaurant, with no entertainment, dancing, or alcohol

Rooftop WECS.

(Ord. 161-05, passed 11-3-05; Ord. 161-11. Passed 9-1-11.)

EXHIBIT D

PROPOSED LAND DEVELOPMENT

Proposed Location and Elements of Development

The Additional Property (Madison Reserve), upon approval of City Council, will be added to the District. The Additional Property (Madison Reserve) when developed will be situated on approximately 55 acres generally located within the City of London, Madison County, Ohio and is generally situated along State Route 142 in the eastern area of the City. The development will include development consistent with the Development Plan for the District outlined in the Petition and will comply with the City of London's applicable zoning requirements.

Community Facilities

The community facilities (the "Community Facilities") in support of the Additional Property (Madison Reserve) include, but are not limited to, those Community Facilities approved by the City Council in Exhibit E of the Petition.

Plan of Finance

The community development charge revenues generated from the Additional Property (Madison Reserve) will be used to pay a portion of certain costs of Community Facilities, and any other costs of the Authority.

The Plan of Finance for the Additional Property (Madison Reserve) includes the Plan of Finance for the Authority's District, as provided in Exhibit G of the Petititon.

EXHIBIT E

ECONOMIC FEASIBILITY ANALYSIS

With respect to the Initial Property

See the original Exhibit F of the Petition, as approved by the City.

With respect to the Additional Property

A. Area Development Pattern and Demand

The primary uses of land in and near Additional Property (Madison Reserve) are agricultural, residential, commercial and industrial. The Developer and the Property Owner anticipates the increased demand for residential housing will continue to rise and the development plan for the London Gateway New Community Authority (the "District"), as it is expanded from time to time, will be completed within approximately thirty years.

B. Location and Proposed District Size

The new community district of the District is comprised of 1 parcel located entirely within the City of London (the "City") and Madison County, Ohio, as depicted in Exhibit A in the Petition. The District is approximately 1,090.68 +/- acres in size when the Additional Property (Madison Reserve) is added to the District.

C. Present and Future Socio-Economic Conditions

The City of London has the following present employment statistics:

	Estimate	**Margin of Error**
Civilian employed population 16 years and over	4,976	±453
Agriculture, forestry, fishing and hunting, and mining	56	±66
Construction	387	±193
Manufacturing	928	±290
Wholesale trade	89	±67
Retail trade	723	±218
Transportation and warehousing, and utilities	392	±179
Information	40	±59

Finance and insurance, and real estate and rental and leasing	311	±142
Professional, scientific, and management, and administrative and waste management services	459	±214
Educational services, and health care and social assistance	812	±208
Arts, entertainment, and recreation, and accommodation and food services	450	±337
Other services, except public administration	98	±75
Public administration	231	±125

The City of London has the following present household statistics:

	Estimate	**Margin of Error**
Occupied housing units	4,384	±301
HOUSEHOLD SIZE		
1-person household	1,571	±293
2-person household	1,444	±260
3-person household	716	±195
4-or-more-person household	653	±131
OCCUPANTS PER ROOM		
1.00 or less occupants per room	4,395	±313
1.01 to 1.50 occupants per room	19	±37
1.51 or more occupants per room	0	±20

The City of London has the following present household income statistics:

Label	**Estimate**	**Margin of Error**
Occupied housing units	4,384	±301

HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2022 INFLATION-ADJUSTED DOLLARS)		
Less than $5,000	98	±72
$5,000 to $9,999	94	±83
$10,000 to $14,999	218	±108
$15,000 to $19,999	101	±60
$20,000 to $24,999	184	±116
$25,000 to $34,999	210	±100
$35,000 to $49,999	861	±221
$50,000 to $74,999	698	±192
$75,000 to $99,999	428	±157
$100,000 to $149,999	780	±221
$150,000 or more	712	±227
Median household income (dollars)	60,364	±7,583
MONTHLY HOUSING COSTS		
Less than $300	248	±129
$300 to $499	491	±157
$500 to $799	685	±176
$800 to $999	721	±161
$1,000 to $1,499	1,305	±282
$1,500 to $1,999	666	±191
$2,000 to $2,499	169	±91
$2,500 to $2,999	62	±77
$3,000 or more	12	±18
No cash rent	25	±29
Median (dollars)	1,010	±63

The Above statistics were generated from a search of United States Census Bureau data generated by responses to the American Community Survey for the year 2023 published on the Bureau's public access data website located at:

- Employment - Census Bureau Tables and accessed on November 21, 2025.
- Occupancy Characteristics - Census Bureau Table and accessed on November 21, 2025.
- Financial Characteristics - Census Bureau Table and accessed on November 21, 2025.

The Developer seeks to facilitate the addition of the Additional Property (Madison Reserve) to the District, in order to finance, construct, operate and maintain Community Facilities which are needed to support the Private Development subject to market adjustments and other normal development feasibility considerations. These Community Facilities include, but may not be limited to, existing public roadway improvements, various public roadways and associated

improvements, sanitary sewer, watermain and storm sewer improvements, signage, lighting and various other hard and soft costs, as more specifically defined in this Petition. Over the past several years the Developer has made significant investments in land acquisition within the Authority area including extensive financial analysis of Private Development and the necessary Community Facilities needed to facilitate the Private Development. Significant interest from a wide variety of housing and commercial users has been generated. The Community Facilities will play an integral role for these various users to make investment in the City of London.

D. Public Services Provision

The City will provide the District with fire and EMS, police, refuse, water, sanitary sewer and storm sewer services. The Authority is not expected to directly provide any public services or utilities. The District is served by the London City School District and the Tolles Career & Technical Center. Gas and communications services are available from various providers.

E. Financial Plan

The Developers will utilize private debt and equity to fund the construction of the District in accordance with Exhibit G in the Petition. The Authority will not provide financing for the private improvements within the District. The Developers expect that revenues from the operations of the District will be sufficient to repay any private debt borrowed to fund its developments and provide an adequate return to attract equity investment for its development.

F. Developer's Management Capability

The Developer is responsible for construction of the District improvements. The management capability of the Developer is described on Exhibit F, attached hereto.

EXHIBIT F

DEVELOPER'S MANAGEMENT CAPABILITY

The following outlines the ownership and management backgrounds of the individuals representing the Developer:

Paul Gross: Paul has owned and operated a diverse set of businesses his entire adult life, including leading enterprises in the auto glass, insurance claims, and senior care industries. He currently owns and operates Bluebird Retirement Communities in London and Marysville, Ohio along with Sovereign Village, which is one of the most luxurious independent living communities in the world. Additionally, Paul actively manages and develops more than 25,000 acres of land that he owns throughout Ohio, Montana, and Nebraska.

Tom Coughlin: Tom is a seasoned entrepreneur with a rich history of leadership and success in both automotive and real estate sectors. In 1990, Thomas ventured into dealership ownership as the Dealer of Coughlin Automotive Chevrolet-Toyota in Newark, OH, a role he held until 1995 when he founded the Coughlin Automotive Group in London, OH. Over the years, under his leadership, the Coughlin Automotive Group has flourished into a prominent player in the regional automotive market, known for its extensive range of services and customer-centric approach.

Tom's entrepreneurial ventures extend further through Coughlin Investments, established in 1985, which manages a diverse array of properties including rentals, shopping centers, dealership properties, farms, and more. His recent expansion into Somerset, KY, with holdings in commercial and single-family housing, highlights his continuous pursuit of successful growth and investment opportunities.

Wesley Smith: Wes is a professional engineer that has over 20 years of experience in the real estate industry including an executive leadership position with Schottenstein Real Estate Group. He has extensive development experience, having led teams in the development of over $2 billion in multi-family, single family and commercial properties. Wes graduated from Ohio Northern University with his bachelor's degree in civil engineering. Wes volunteers with the Facilities Committee for the Olentangy Local School District where he assists with the school's real estate activities and monitors the growth of the district.

RESOLUTION 134-26
Sponsored by: Greg Eades

A RESOLUTION AUTHORIZING THE SAFETY SERVICE DIRECTOR TO ADVERTISE FOR AN RFQ FOR NCA AND TIF ADVISORS

WHEREAS, the City is in need of non-municipal advisory services; and

WHEREAS, the Safety Service Director would like to advertise for these services.

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

SECTION I:

- Review development assumptions provided by the Developer, and other stakeholders, including the type and timing of the development, projected assessed valuations, and estimated costs of constructing the public infrastructure improvements.
- Research valuation assumptions to evaluate reasonableness. Discuss assumptions with the Developer and the Madison County Auditor.
- Review historical collection of pledged revenues and assessed values.
- Review and verify the terms of any existing TIF Districts and NCA revenues available to be pledged to the repayment of the Bonds.
- Verify tax rates and review the tax collection distribution.
- Prepare revenue projections estimating the pledged revenues collected from the development under various scenarios.
- Other services that may be reasonably requested by the Developer or City in connection with the preparation of the revenue projections.

SECTION II:

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

PASSED:

ATTEST:

_____
Kris Miller
Clerk of Council

_____
Joshua Peters
President of Council

Submitted to Mayor:_____

APPROVED:

Date of Approval:_____

_____
Patrick Closser, Mayor

_____
Rickelle Davis, 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.135-26 was posted on the City of London's website, www.londonohio.gov or in a newspaper of general circulation on the _____day of_____, 2026 and on the_____day of_____, 2026

_____
Clerk

#_____

Vote	Abstain	Suspend	Adopt
Andrew Hitt			
Rich Hays			
John Stahl			
Greg Eades			
Shannon Treynor			
Tom Boyd			
Lisa Jackman			