RECORD OF PROCEEDINGS
Minutes of London City Council Meeting
Casto & Harris Inc. Form S-301 E1412692LD
Held June 26, 2025 20

**London City Council**

**20 S. Walnut Street, London, Ohio 43140**

**June 26, 2025 at 6:30pm**

**Minutes**

**Call to Order**

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

**Roll Call**

*Present – Councilman Eades, Councilman Hays, Councilman McDaniels, Councilman Stahl, Councilman Hitt, Councilwoman Jackman, and President Peters*

*Absent – Councilwoman Treynor*

**Minutes** – Approval of June 3, 2025 minutes, approved by unanimous vote

**Public Hearing**

***Motion to exit regular meeting and enter into Public Hearing by Councilman Hays, 2nd Councilman Stahl. The motion carried by the following vote***

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

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

***Motion to exit Public Hearing and enter into regular meeting by Councilman Hays, 2nd Councilman Stahl. The motion carried by the following vote***

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

**Communications/Announcements** – July 3rd council meeting is cancelled due to 4th of July celebration and London Fireworks

**Audience Concerns** – Cooper Hudson-Love, 381 Landis Lane, opened the discussion by asking everyone to think seriously about what London is as a community and what it should become. He questioned whether recent housing approvals — including about 900 higher-end homes priced between $450,000 and $650,000 and a new proposed senior-only development with homes between $405,000 and $500,000 — really fit London's local economy, given that the average local income ranges from $35,000 to $75,000. He argued that expensive, senior-exclusive housing risks isolating residents, does little to bring in new working families, and doesn't contribute much to income tax revenue because many seniors live on fixed incomes. Cooper also pointed out that a similar senior community is only about 60% occupied so far, and he urged the city to focus more on adding "middle housing" like townhomes and duplexes in the $275,000 to $425,000 range to attract young families and strengthen the workforce. He stressed that sprawling developments

could strain emergency services, water, and sewer systems, and said housing approvals should be tied more closely to local job growth and service capacity. To build public trust, he asked the city to share clear information about the expected costs and tax revenues for each new housing project.

**Mayor Closser** responded by agreeing with Cooper that London needs a variety of housing options and noted that the city has already approved new apartments, townhomes, and condos. He acknowledged that dense housing can also strain safety services but emphasized that there is proven demand for senior condos in London, which often sell almost immediately. He cautioned that if the city rejects certain projects, developers could build just outside city limits, depriving London of tax dollars while still adding wear and tear to city roads and requiring police and fire support. The Mayor assured Cooper that new projects are in the works that will align with his vision for more workforce housing and that financial details, like tax revenue projections, are typically shared by developers at public hearings, as they were with past projects. He added that more information would be presented at the next hearing on July 17.

**Mr. Hudson - Love** agreed that once the city has these figures, they should be posted clearly on the city's website and promoted on social media so residents understand the real impact on taxes, services, and long-term growth. He stressed again that transparency and planning are vital because these developments will shape London's future for decades.

**Raymond Anthony**, 521 Eaton, addressed City Council to share concerns sparked by several items on the agenda. He focused first on Resolution 153-25, which proposes adding speed bumps and speed signs to address speeding issues in the city. He noted that while a group from Jacob Lane recently spoke about speeding on their street, in his experience, speeding is a widespread problem on many streets throughout London, including major thoroughfares like Lafayette Street, East High Street, and Kenny. He questioned whether there is a clear plan for deciding where speed bumps will go, asking how the city will prevent them from being added only when small groups speak up, and whether there's an overall policy or standard for their placement. He also asked what exactly qualifies as "speeding" since he often sees cars going faster than he does but doesn't have a radar gun to measure. Turning to Resolution 154-25, he said he was confused by the term "stealth monitors" meant to help monitor traffic patterns and speed, and asked for clarification about what this technology actually does. Lastly, he raised a question about Ordinance 155-25, which mentions adjusting the rate of "curb assistance." He guessed this might mean the fee for sanitation workers to retrieve and return trash containers for residents with the curb assistance sticker but asked for confirmation about what the ordinance really covers.

**Councilman Hitt** explained that during a recent service committee meeting, the need for clear criteria was discussed to guide where speed bumps and speed feedback signs should be installed. He emphasized that the city wants to avoid favoritism and ensure a fair process since speeding concerns exist in multiple neighborhoods, not just one. He said this criteria will likely be a topic for further discussion at the next service committee meeting.

**Jim Boyd**, 364 Ashford Avenue, spoke to the Council to share a concern he believes deserves attention, even though it is not an immediate emergency. Drawing on his professional experience managing security at warehouses in Columbus, he suggested that the city should look seriously at the need for improved security measures within the municipal building. He pointed out that the building is relatively open to the public, and during events like council meetings, there is always the potential for someone who is angry or disgruntled to cause harm. Jim emphasized that it would be far better to plan and prepare in advance, rather than regretting a lack of security after an incident occurs. He urged the city to investigate practical, cost-effective options for protecting both the employees who work in the building every day and any members of the public who come through. He concluded by saying he just wanted to bring this idea forward for consideration.

**Committee Reports**

Councilman Eades gave the personnel & finance committee meeting report. Next finance committee meeting is July 14th at 5:30

Councilman McDaniels gave the parks and recreation report along with Fire/EMS report

Councilman Hays gave the safety committee report. Next public safety meeting is July 8th at 6pm.

Councilman Hitt attended finance committee meeting along and gave the service committee meeting report. The next service committee meeting is July 8th at 5pm.

Councilman Stahl gave the police department report summary.

Councilwoman Jackman gave street report summary

**City Official Reports**

Mr. Castle stated that after about a year of deliberation, I've decided to step down as Safety-Service Director. My wife, my mom, and I will be relocating to the South. It has been a privilege working alongside the Mayor, City Council, and the citizens of London. I've truly enjoyed the experience and plan to check in from time to time. My last day will be in mid-August

Mayor report attached

Councilman Eades raised several points for the Mayor's attention. First, he asked about the city's involvement with the land bank program, which it joined a few years ago, as well as the more recent transfer of certain services to Mid-Ohio, noting that neither entity has provided a report back to Council. He said he would like to see updates on what these groups have done or plan to do. Eades also brought up concerns about two houses in the city that have caught fire within the past year; both remain vacant and in disrepair, and he asked if there is a timeline for their demolition, emphasizing that one of the properties is not even properly boarded up and poses a safety hazard. Finally, he mentioned an email the Council received about America 250, the nationwide celebration of the country's semi quincentennial next year. He noted that he has not seen any local involvement from London yet, but said the Lions Club is interested in helping out. He suggested that perhaps next year's Fourth of July fireworks could be expanded or tied into an America 250 event, especially since the city's main celebration previously took place at the school. He encouraged everyone to start thinking about planning something meaningful for the community.

**Old Business**

**4th Reading**

**ORDINANCE 140-25 Sponsored by: Andrew Hitt** AN ORDINANCE approving and authorizing the execution and delivery of a community reinvestment area agreement

**Councilman Hitt** explained that the abatement for 36–42 West First Street will provide a 100% tax exemption for improvements to the property for 15 years, while the base property tax will continue to be collected as usual.

**Councilman Eades** added that the school board has also approved the abatement, which was the final step they had been waiting on to move the project forward.

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

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

**3rd Reading**

**RESOLUTION 141-25 Sponsored by: Greg Eades** A Resolution revising job descriptions **Councilman Eades** added that the items being discussed are changes related to the police department. He noted that these matters were already discussed in the Finance Committee, and emphasized that no changes have been made to what was presented there.

***Motion to adopt ORDINANCE by Councilwoman Eades, 2nd Councilman Hays. The motion carried by the following vote:***

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

**2nd Reading**

**RESOLUTION 142-25 Sponsored by: Shannon Treynor** A RESOLUTION authorizing the auditor to increase appropriations and transfer funds. The Police Department is purchasing a used unmarked vehicle

**Councilman Eades** stated that the city has received funds from the sale of older police cruisers that were no longer in service. He explained that he is asking for that money to be put back into the police department's budget so they can use it to purchase a used unmarked vehicle.

Left for a 3rd Reading

**RESOLUTION 143-25 Sponsored by: Andrew Hitt** A RESOLUTION increasing appropriations. The city needs to install new street lights on High Street

**Councilman Hitt** said this is for 25,000 for street lights along high street

Left for a 3rd Reading

**ORDINANCE 146-25 Sponsored by: John Stahl** AN ORDINANCE amending section 1268 of the codified ordinances

**Councilman Stahl** said this is related to signage

Public Hearing Scheduled for July 17, 2025

Left for a 3rd Reading

**ORDINANCE 147-25 Sponsored by: Shannon Treynor** AN ORDINANCE amending section 242 of the codified ordinances

**Councilman Eades** said this deals with EMS services and state audit and they said we need ordinance in place for rates for EMS services and need to be approved by city council. So we are in compliance with state. These rates are unchanged and same rates and not trying to raise. Just need to pass to be in compliance with state audit

Left for a 3rd Reading

**RESOLUTION 148-25 Sponsored by: Greg Eades** A RESOLUTION revising job description. The Street Department is in need of revising several job descriptions

**Councilman Eades** stated that these items are related to the street department and were reviewed by the Finance Committee. He noted that the job descriptions were cleaned up during the review process and that the committee had no concerns with them moving forward.

**RESOLUTION 149-25 Sponsored by: John Stahl** A RESOLUTION adopting the recommendations of

the planning commission.

**Councilman Stahl** stated that this item concerns the property located at Betty Wilson and Lafayette, which is planned to be developed into housing specifically for senior citizens.

**Mr. Gross** spoke about some of the planned amenities and the pricing for the proposed senior community.

**Councilwoman Jackman** asked what age group the development is targeting,

**Mr. Gross** explained that it is intended for residents aged 55 and older, mainly empty nesters. He added that this new project would compete with Sovereign Village but said that competition is healthy for the community.

**Councilman Eades** asked whether the proposed senior housing project would involve any tax abatements and whether it is part of the Neighborhood Community Authority (NCA).

**Mr. Gross** responded that the property on Betty Wilson is narrow, and they have been considering the long-term traffic flow, but confirmed that this development is included with a previous project and is indeed part of the NCA.

**Councilwoman Jackman** noted that residents over 55 are often still working for many years, meaning they would continue contributing income tax revenue to the city.

**Councilman Hitt** added that the NCA will help expand police and fire services to support the growth.

**Councilman Stahl** pointed out that according to the paperwork, construction might not start until 2028

**Mr. Gross** clarified that their plan is to begin site work as soon as the corn crop is harvested. If approved, they expect to start moving dirt immediately, aiming to turn over the first house around July 1, 2026. He explained that the builder plans to invest $4 million upfront in improvements to the central community area, showing their commitment. They plan to buy 65–70 lots on day one and spend $4 million on infrastructure to prepare and develop the homes, which they expect to sell for around $550,000 each — calling it an ideal scenario for the community.

**Councilman Stahl** also commented that a different group had proposed building condos a few years ago, but nothing has happened with that plan in over two years.

**Mr. Gross** added that he hopes everyone recognizes that he delivers on his promises promptly, pointing to London Landing and Johnson's Creek as examples of developments where he has followed through as planned. This development will happen.

Public Hearing scheduled for July 17, 2025

Left for a 3rd Reading

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

**Councilman Hitt** stated that this item specifically states that the city would be entering into an agreement to adopt and abide by the bylaws as outlined.

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

**Councilman Hitt** explained that this matter involves SOPEC and entails agreeing to its plan of operations and governance, as well as joining the aggregate group.

**Councilman Eades** added that he believes the ordinance is not fully included in the document and pointed out some confusion over the naming, noting that although both names appear, the correct name is SOPEC either way.

Public Hearing Scheduled for July 17, 2025

Left for a 3rd Reading

**New Business**

**RESOLUTION 152-25 Sponsored by: Andrew Hitt** A RESOLUTION increasing appropriations. the Parks and Recreation Department need more funds to continue to operate the remainder of the year

**Councilman Hitt** stated that this item relates to some unexpected costs, repairs, and necessary improvements.

**Mr. McKenzie** added that they have had several improvements recently and upcoming projects and festivals planned.

**Councilman McDaniels** asked if there is enough funding available to cover these expenses

**Mr. McKenzie** responded affirmatively.

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

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

***Motion to adopt ORDINANCE by Councilwoman Hays, 2nd Councilman Stahl. The motion carried by the following vote:***

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

**RESOLUTION 153-25 Sponsored by: Shannon Treynor** A RESOLUTION increasing appropriations. the City Council has recommended speed bumps and speed signs to alleviate speeding within the city

**Councilman Eades** explained that this item has been reviewed by both the Service and Finance Committees. During the Finance Committee discussion, other committees also considered various options for traffic calming in residential areas after residents requested measures to address speeding. Mr. Castle provided input as well. The plan is to purchase speed signs and moveable speed bumps as a temporary solution to see how effective they are.

**Councilman McDaniels** shared that he has spoken with Mr. Long and the police chief, reviewing traffic data. They concluded that while the stealth monitoring device might not be necessary, more speed bumps will likely be needed.

**Councilman Hitt** clarified that the stealth box is used to covertly monitor vehicle speeds to gather accurate traffic statistics without drivers altering their behavior. Councilman Hays compared it to a "black box" on the side of the road, and Councilman McDaniels added that it collects data to analyze speed patterns.

**Councilman Eades** said they are working on implementing a program using information from

Hilliard, which was quite detailed. The stealth device will help gather information so it can be moved around different locations to help the city decide where speed bumps or other calming devices are most needed.

**Councilman Hitt** noted that the speed signs and bumps being purchased are also mobile. The legislation proposes buying five speed feedback signs and three moveable speed bumps. He added that data shows these feedback signs help reduce the number of accidents by encouraging drivers to slow down.

**Mayor Closser** emphasized that the selection of streets for speed monitoring and traffic calming should not be based on who complains the loudest. He noted that many streets in the city need attention, so the process should rely on objective data. He stressed that the locations for stealth monitors should be chosen carefully to collect accurate information, and then decisions about placing speed signs and bumps should be made based on those numbers and calculations rather than public pressure.

**Councilman Eades** said this is appropriation increase for street department to purchase these items

Left on for 2nd Reading

**RESOLUTION 154-25 Sponsored by: Andrew Hitt** A RESOLUTION increasing appropriations. The city would like to purchase stealth monitors to monitor traffic patterns and speed throughout the city

**Councilman Hitt** explained that the stealth boxes are used for covert speed monitoring, and while the city currently has one, this proposal is to add three more. The Chief mentioned that having one monitor is usually sufficient and that additional units are typically needed in larger cities, but having more would provide better data feedback.

**Mr. Castle** added that the funds can be appropriated without the requirement to spend them immediately; the money would be available if needed. He expressed no opinion on whether one monitor is enough, leaving the decision open.

Left on for 2nd Reading

**ORDINANCE 155-25 Sponsored by: Shannon Treynor** AN ORDINANCE adjusting the rate of curb assistance

**Councilman Eades** explained that the curb assistance program currently costs about $3 per month for residents who opt in. Disabled individuals or those aged 65 and older receive this service for free but must request the sticker; it is not automatically given. Many seniors choose not to request it because they feel they don't need the help. There is a proposal to increase the curb assistance fee to $12 per month for those under 65 who want the service, which would help improve route efficiency.

**Mr. Castle** noted that this program aims to streamline collection by focusing curb assistance only on those who truly need it, thus speeding up routes and reducing costs. He clarified that recycling and trash are currently collected on separate days, which doubles route time and contributes to staffing challenges and equipment wear. Combining pickups could save time but requires careful management, especially since recycling contamination can cause entire loads to be discarded as trash. Staffing shortages, including the absence of a sanitation superintendent, have made managing routes and bulk pickups more difficult, sometimes requiring overtime.

**Mr. Anthony** observed that recently, trash and recycling have sometimes been collected together to save time due to equipment breakdowns or staffing shortages.

**Mayor Closser** acknowledged the need to expand sanitation staffing as the city grows and revenues increase.

**Mr. Castle** emphasized the city's efforts to keep routes efficient amid cost and staff limitations, noting that without investment in equipment or personnel, rate increases may be necessary.

RECORD OF PROCEEDINGS

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Held June 26, 2025 20

Left for a 2nd Reading

**RESOLUTION 156-25 Sponsored By: Greg Eades** A RESOLUTION designating Madison County Future, Inc., as agent for the sale of vacant real property and authorizing an agency agreement

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

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

***Motion to adopt ORDINANCE by Councilwoman Hays, 2nd Councilman Stahl. The motion carried by the following vote:***

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

**Round Table**

**Adjournment -** Motion to adjourn at pm

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

Matthew Edgington, Council Clerk
7/17/2025
Date

Joshua Peters, Council President
7/17/2025
Date