

London City Council

July 20, 2023

London City Council 20 S. Walnut Street, London, Ohio 43140 July 20, 2023 at 6:30pm Minutes

Call to Order

The Meeting was called to order by President Comer at 6:30pm. The Pledge of Allegiance was recited with a moment of Silent Reflection that followed.

Roll Call

Present - *Councilman Eades, Councilman Robinson, President Comer, Councilman Hays, Councilman Hitt, Councilman Stahl*

Absent - *Councilman Peters*

Minutes – Approval of July 6, 2023 minutes, approved by unanimous voice vote

Public Hearing –

Motion to enter into Public Hearing by Councilman Hays, 2nd Councilman Stahl, the motion carried with 5 in favor and 0 against by voice vote at 6:31pm

ORDINANCE 181-23 Sponsored By: Henry Comer, An ORDINANCE amending official zoning map

Paul Gross – spoke briefly on the benefits of the project and how this will be a positive impact for the City of London.

Elizabeth Branson, 500 Graceland Ave – Readdresses concerns for the future. The possibility of flooding will remain a concern and will be really mad if this housing project interferes with the current water drainage and fails. Also, concerns with this project being in a hurry. Request the sign that says, “This road may flood”, to be removed.

President Comer – Response, flooding concerns were addressed during the last council meeting by an engineer. Asked Rex about signage.

Rex Castle - the land prior to development was a ditch line and that’s why the sign was put at that location. I will research this more and get back to you.

President Comer – Referring to the “rushed” comment, this project proposal has

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gone through 3 readings with the City Council, a Public Hearing, the Planning Commission, and Public Safety Committee. Many hours and meetings have met regarding this project. There is no rush.

Councilman Eades – On behalf of Stan Cavy, 1. Posted sign for London Landing that homes are starting in the mid 250's, but Mr. Gross stated at the last meeting houses were selling in the 350s. How many of the 66 homes will be 1600 sq ft or at a lower price point? 2. What is the drainage plan for Phase 2? Does it consider the land north of the development that already naturally drains into the drainage system? The retention ponds are only meant for the drainage coming from the development. As brought up at a previous meeting, Bill Long Superintendent was out checking the drainage earlier this year and the flow of water made it hard for Bill to stand on his feet. This is the water that already drains from the fields. Mayor and Safety Service Director made a promise the residents of Graceland and Merimont that the storm sewer, that the residents are helping pay for, would not be accessed by anyone else. 5. Why is City Council going to allow for a plan unit development when there are already building codes in place. An R2, R3, or R4 zoning would be appropriate. Having a PUD would allow the developer to do what they want. 6. Why wasn't the Planning Commission or its Chairman been to City Council to explain the planning that has taken place or the lack of planning for water and traffic for Phase 2 that is in front of you today? Finally, as a past London City Council member there were times where plans were not approved when City Council didn't feel they weren't properly planned. City Council should slow the process down and make sure it's properly planned.

Councilman Eades – Additional question, was there already a retention pond put in for Phase 1 or will that also serve Phase 2 or will there be additional retention ponds later?

Paul Gross – Graceland was built at the bottom of a hill and when these houses were built the process for approval wasn't as strenuous as it is now. He discussed how drainage was on his property and he works to be a good neighbor. No matter how much I do and consideration, it's never enough. Mr. Kavy's concern with the land to the north that is own by the state prison and that water runs through my land. It was taken into consideration when developing my plan. Mr. Kavy's comment about a PUD and the developer can do anything they want. That's not true, all plans have to go through and be approved by the Planning Commission. We just are allowed to be more creative with the property. Mrs. Branson commented stated we wouldn't start building next spring, this is incorrect. As soon as this legislation is approved, we plan to begin immediately. This has not been rushed. We've submitted plans and gone through the process and spoke to many committees, City Council. Once the 66 homes are done, we are going to pause and conduct a traffic study. Yes, there is a retention pond for Phase 1, but it's oversized that will handle Phase 2. Once the next 66 homes are built, we'll do another study about retention ponds. We are not breaking the water shed. The water is stored in the water shed and slowly released to the drainage.

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President Comer – Thank you for bringing this to London. Your past projects have been successful and we look forward to what you are bringing to London.

Rex Castle – Brought up the process for bringing development to the city of London and that this project has followed this process. There was no rush.

RESOLUTION 182-23 Sponsored by: Henry Comer, A RESOLUTION adopting the recommendations of the Planning Commission

President Comer – Phase 1 of the project, sounds like they've gone above and beyond. PUD allows for the developer to not bring back to the Planning Commission or City Council every time they make a change.

Councilman Eades – Long discussion about water moving through the city. I had a long conversation with Safety Service Director about water plans in the city. Safety Service Director thought there was a plan from 2016, but it was the flood plans. I'd like to see a city plan in place for the future.

Motion to exit the Public Hearing by Councilman Hays, 2nd Councilman Stahl, the motion carried with 5 in favor and 0 against by voice vote at 7:19pm.

Communications/Announcements - none

Audience Concerns

Anita Likens, 157 E. 1st St. – Public Announcement at Revive Church at 2225 SR 42 north of here. July 24th at 7pm for the Right to Life issues and ballots coming up. Discussed supporting state Issue 1 that's on the ballot this November.

Thomas Boyd – Officially announce that I'm candidate for Mayor. Spoke about mosquitos at the holding ponds.

President Comer – We have a contract with West Jeff and they'll spray when that area is developed.

Thomas Boyd – I don't see any Blue Martin or Bat houses around the city. It was brought up to ask you if there is a possibility to add Blue Martin or Bat houses. Also, who would pay for the extension of Keny Blvd, would that be at the cost of the developers or the city?

President Comer – We don't ask the developers to build city streets.

Thomas Boyd – After tonight's approval of the developments, can we put a pause on adding anymore houses to the city, so we can see what's going to happen. BPU refused to get a quote or allow Aqua conduct their research and now are eager to join the Mid-Ohio sewer and water district. I was wondering why? Do we know what Mid-Ohio offers? What will they charge for joining their district? And when? Finance committee had a large interest in joining. What are the benefits of joining with Mid-Ohio and why are we jumping at this now? Mr. Boyd briefly discussed the

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costs of tapping into the city's sewage plant and how much the city will make by adding Plain City's new builds. Bringing in \$1.2mil and \$10mil a year. It would be a great financial benefit for the city. The new water plant will be built outside of the town, where we don't want.

Committee Reports

Personnel & Finance Committee – *Councilman Eades*, most will be covered tonight. Donations and funds transfer.

Public Service Committee – *Councilman Robinson*, nothing to report

Public Safety Committee –

Councilman Hays, Safety Service Director report - Request from the Code Enforcement Officer to reduce the grass height ordinance from 10" to 6". He feels that the compliance process takes too long for the yard to be mowed by the city.

Councilman Hitt - Police Report,

- We are continuing our hiring process for open officer positions. Applications are accepted until July 21st.
- There is a delay in the procurement of the new cruisers due to equipment supply chain issues.
- Cruiser #15 was involved in a crash in May and is finally being repaired due to a delay in obtaining authorization from the insurance company.
- Car #17 was heavily damaged in a crash with an impaired driver on July 1st. Ofc. Areli Revilla was injured and is off work as of this report compilation. She is hopeful to return July 10th. OSP handled the crash investigation.
- LPD worked the Strawberry Festival, and Cobra Show with no major incidents.
- LPD participated in the 4th of July parade.
- We purchased a new golf cart by trading in an older one and using some donated funds to offset the difference.
- We received a generous donation from Coughlin Auto of an electric bicycle. We will look to put it to use in the near future, once training and policy is completed. The MCSO also received a donated bicycle.
- We continue to see the benefit of the Flock Safety Camera system. Officers were able to solve a hit-skip crash as a result of using the system and identifying a suspect vehicle.

Requests for consideration:

LPD requests the city consider "No Parking" on S Walnut St between High St and 1st St on the west side of the street or southbound lane of travel. This street was overloaded with parking during the festival and down to one lane. It is a safety issue for emergency vehicles. There are 3 residences on S Walnut near First St that usually park on the street, however there is off street parking available for the residences. One residence has at least 3 apartments in it and one may not have room

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for off street parking. They could park across the street on the east or north side of the street next to the city property. This request makes the traffic flow straight in two lanes, allows visibility from 2nd street pulling onto Walnut St, and corresponds with the travel lanes further on Walnut St to Center St, where parking is on the east or north bound side of the street.

LPD is also requesting from the finance or safety committees to approve the appropriation of \$27,000 from the Law Enforcement Trust Fund revenues to facilitate the purchase of new handguns. We have been working on this for a while and feel it is the best use of these funds. We have seen a \$50 increase per weapon since we first started looking into this last year. We had originally planned to request capital funding, however this fund has been built up over the past few years due to increased seizures and participation in the FCSO drug task force. Further, weapons are not an item that are allowable on most all grant funding opportunities. Our current handguns are over 15 years old and have been maintained by in house armorers over the past few years with multiple repairs.

Councilman Stahl – Fire/EMS Dept Report,

Activities & Events

- Departmental EMS Training – Participated in Medical Planning for Mass Gatherings – Madison Health
- Departmental Fire Training – Pump Operations and Ladder Placement
- Completed several CPR and Fire Safety classes
- Participated in Cobra Show and Strawberry Festival events
- Participated in Independence Day and Strawberry Festival Parade
- Completed Annual Self-Contained Breathing Apparatus (SCBA) testing
- Completed Hose testing
- Participated in Church of the Nazarene block party
- Completed Fireworks Inspections
- Performed Fire Safety Inspections for both the Fair and Strawberry Festival vendors
- Have participated in several Fair events to date

Update

Awarded Ohio Department of Public Safety training and equipment Grant - \$755.10 reimbursement. This grant is for training or equipment.

Awarded FEMA Assistance to Firefighters Grant - \$102,861.90, our match is \$5,143.10. This grant is for diesel exhaust removal system for both stations.

June emergency response report:

214 total calls

79% - EMS calls

21% - Fire calls

Hospital transports:

Madison Health Hospital – 102

Doctor's Hospital – 16

Mount Carmel Grove City – 7

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OSU Wexner Medical Center – 4
Grant Medical Center – 3
Riverside Methodist Hospital – 2
Dublin Methodist Hospital – 1

Need legislation to accept FEMA Grant. We have until 8/6/2023 to accept the grant.

City Official Reports

Mayor – not in attendance

Safety Service Director – no report

Auditor – not in attendance

Old Business

ORDINANCE 151-22 Sponsored by Rich Hays- An ORDINANCE amending official zoning map.

Motion to adopt ORDINANCE by Councilman Hays, 2nd by Councilman Robinson. The motion carried with 5 in favor and 0 against by voice vote

3rd Reading/Public Hearing

ORDINANCE 181-23 Sponsored By: Henry Comer, An ORDINANCE amending official zoning map

Motion to adopt ORDINANCE by Councilman Hitt, 2nd by Councilman Stahl. The motion carried with 4 in favor, Councilman Robinson abstains, and 0 against by voice vote

RESOLUTION 182-23 Sponsored by: Henry Comer, A RESOLUTION adopting the recommendations of the Planning Commission

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 4 in favor, Councilman Robinson abstains, and 0 against by voice vote

New Business

RESOLUTION 184-23 Sponsored by: Greg Eades, A resolution increasing appropriations

Motion to suspend the 3-reading rule by Councilman Eades, 2nd Councilman Stahl. The motion carried with 5 in favor and 0 against by voice vote

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*Motion to adopt RESOLUTION by Councilman Robinson, 2nd by Councilman Hays.
The motion carried with 5 in favor and 0 against by voice vote*

RESOLUTION 185-23 Sponsored by: Greg Eades, A resolution increasing appropriations

*Motion to suspend the 3-reading rule by Councilman Eades, 2nd Councilman Stahl.
The motion carried with 5 in favor and 0 against by voice vote*

*Motion to adopt RESOLUTION by Councilman Robinson, 2nd by Councilman Hays.
The motion carried with 5 in favor and 0 against by voice vote*

RESOLUTION 186-23 Sponsored by: Josh Peters, A resolution increasing appropriations

Motion to suspend the 3-reading rule by Councilman Eades, 2nd Councilman Robinson. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

RESOLUTION 187-23 Sponsored by: Josh Peters, A resolution increasing appropriations

Motion to suspend the 3-reading rule by Councilman Robinson, 2nd Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

RESOLUTION 188-23 Sponsored by: Greg Eades, A resolution authorizing the auditor to transfer funds

Motion to suspend the 3-reading rule by Councilman Eades, 2nd Councilman Stahl. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

RESOLUTION 189-23 Sponsored by: Greg Eades, A resolution decreasing appropriations

Motion to suspend the 3-reading rule by Councilman Robinson, 2nd Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

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RESOLUTION 190-23 Sponsored by: Greg Eades, A resolution authorizing the auditor to transfer funds

Motion to suspend the 3-reading rule by Councilman Robinson, 2nd Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

RESOLUTION 191-23 Sponsored by: Josh Peters, A resolution assessing the costs of the demolition of building

Motion to suspend the 3-reading rule by Councilman Robinson, 2nd Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

ORDINANCE 192-23 Sponsored by: Rich Hayes, An ordinance for strengths on job descriptions

Motion to suspend the 3-reading rule by Councilman Hays, 2nd Councilman Stahl. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt ORDINANCE by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

ORDINANCE 193-23 Sponsored by: John Stahl, An ordinance amending section 1496 of the codified ordinances

Motion to suspend the 3-reading rule by Councilman Robinson, 2nd Councilman Hays. The motion failed with 4 in favor and 1 against by voice vote

Leave for 2nd reading

ORDINANCE 194-23 Sponsored by: John Stahl, an ordinance amending section 660 of the codified ordinances

Leave for 2nd reading

ORDINANCE 195-23 Sponsored by: Josh Peters, An ordinance approving and authorizing the execution and delivery of a community reinvestment area agreement, and declaring an emergency

Motion to suspend the 3-reading rule by Councilman Robinson, 2nd Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt ORDINANCE by Councilman Hays, 2nd by Councilman Robinson. The motion carried with 5 in favor and 0 against by voice vote

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RESOLUTION 196-23 Sponsored by: Henry Comer, A resolution authorizing the Mayor of the city of London, Ohio to apply for an Ohio EPA water supply revolving loan account (WSRLA) on behalf of the city of London for upgrades to the East High water plant, designating a dedicated repayment source for the loan, and declaring an emergency

Councilman Eades – Point of order, the Finance Committee approved N. Main St. to move to Council, however, this is for E. High St. The clerk needs to correct the minutes.

Mr. Lelonek, Board of Public Utilities Board – I apologize, I spoke the incorrect street. We have many projects going on and I misspoke. This has been covered many many times. We finally we approved rated increase, disparately needed to cover the updates. This legislation allows the Mayor to apply for a loan with the EPA. Once approved, we'll come back with the amount and approval from City Council. There is an August 1, 2023 deadline.

Motion to suspend the 3-reading rule by Councilman Robinson, 2nd Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

RESOLUTION 197-23 Sponsored by: Rich Hayes, A resolution authorizing the board of public utilities to enter into contract for professional services

Mr. Lelonek, Board of Public Utilities Board – Finding good help is difficult these days. We've advertised for the Superintendent position at the Water Department and interviewed several applicants, but we not get the caliber of candidate we were looking for to lead the water department through the projects. Bill Long has been filling the position. We were given a proposal by the county, now Mid-Ohio, to have them to act as the water superintendent. We looked at what they can do for us, all licenses, and experience. Then looked at the cost savings. It's a no brainer. City of London and BPU have built strong relationships with the county over the past 5-6 years. They just built last year, a master meter/interconnect on State Route 38. They are installing at their own expense, another interconnect on State Route 56 to help the city and county municipalities. With all the projects we have now and in the near future, their experience will be invaluable. There contract is \$96,000 annually, with a 36-month clause. Hiring a Superintendent is much higher, salary, insurance...etc. This will save the city \$24,483 a year.

Councilman Hays – Am I correct that nobody with the City of London will not be losing their jobs?

Mr. Lelonek – That is correct.

Councilman Eades – Are we filling the opening position?

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Mr. Lelonek – This contract will fill the Superintendent open position. It's not to promote Mid-Ohio, it's what the city needs now. Tim Taylor will report directly to me. There are many resources that will be utilized by Mid-Ohio.

Bill Long spoke – inaudible, President Comer repeated Mr. Long's comment – Mid-Ohio can provide coverage after hours and over the weekend.

Councilman Hays – This contract is renewal at 36 months?

Mr. Lelonek – Yes, you are correct.

Councilman Eades – You speak about employee development, if we have employees become Class 2 certified, can we separate from Mid-Ohio?

Mr. Lelonek – We don't want to do that in the first 36 months because there is too much going on.

Motion to suspend the 3-reading rule by Councilman Hays, 2nd Councilman Stahl. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

RESOLUTION 198-23 Sponsored by: Henry Comer, A resolution authorizing the board of public utilities to enter into contract for obtaining easements for sanitary sewer infrastructure

President Comer – This has been brought up many times. And at no cost to us?

Mr. Lelonek, Board of Public Utilities Board – Not necessarily true. The infrastructure improvement for waste water, we had an engineer in January. Very expensive project, but necessary. We were out of sanitary sewer compacity for that northeast part of town. Amhurst system is severely congested. This system here takes the load off of that and allows for more infrastructure growth and improvement, less taxation on the infield of our sanitary system. The trunk sewer line extends on MTV properties, the valuable property where we need to put that trunk sewer in. That's between SR 42 through Eagleton to SR 142 by Springvalley and High St. We need to get an easement with MTV. The final exhibit wasn't finished until noon today. Approved by our legal department and engineer, and their legal department. It has to be executed by August 1, 2023.

President Comer – We've been waiting for this to come through.

Councilman Eades – Mr. Lelonek thank you for all your hard work. I'm not happy about being forced to vote on this when I just got the document this afternoon and haven't had the opportunity to read it. I'm not happy about this, but we have to vote on this tonight and trust you that this is right.

Mr. Lelonek – I appreciate your belief in me and my work in this long process.

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Thank you and I appreciate your comments.

Motion to suspend the 3-reading rule by Councilman Hays, 2nd Councilman Stahl. The motion carried with 5 in favor and 0 against by voice vote

Motion to adopt RESOLUTION by Councilman Stahl, 2nd by Councilman Hays. The motion carried with 5 in favor and 0 against by voice vote

Mr. Lelonek – Can I answer Mr. Boyd’s questions?

President Comer – Yes. We have many people watching and who will water later.

Mr. Lelonek – Regionalization is not a new concept. We been in conversations with municipalities for the past 3-4 years. With Plain City, West Jeff, the county, Mt Sterling, London. Exploratory meetings. This regionalization is all over the US and big cities. At this point, we are watching and having discussions for fact finding. We are open to conversations. There are no decisions made at this time, but it would be great for London to go. We did vetted Aqua. They are not near Madison County or London. After the vetting we decided it wasn’t the direction we wanted to go. If London considers to join or join, they have 2 Board seats. Our voice would be heard. We are not interested in getting a quote from Aqua. That is all it is to it.

Round Table

Councilman Eades – 1. Checked with Chief Nicols today and Ofc. Areli Revilla has returned to work. 2. I have been an advocate for the pedestrian cross walks and I tried it out and it worked. I’m very pleased. Today I watched a lady use the cross walk, traffic stopped both directions and she was able to cross the street safely.

Councilman Robinson – nothing

Councilman Hays – Thank all city employees for the work they’ve done. It was a great meeting tonight and I want to thank all who came and provided comments. Downtown streets, there are a lot of weeds and need to be removed before the Rib and Jazz feast. Thank my two Safety committee members, they save me a lot of work.

Councilman Hitt – Thank everyone who was here and provide a lot of information. Help make decisions for legislation tonight. I’m glad London is moving forward and making a lot of improvements for the community. Next Safety meeting is 8/8 at 5pm.

Councilman Stahl – I want to thank everybody for providing information. We’ve made a lot of progress this year. I like the idea of regionalization; I think it’s going to save everyone in the long run.

President Comer – I’m excited to see all the new growth coming to the city and all departments working together to further the progress London is seeing. I spoke to Congressmen Carey’s office and confirmed that \$5mil was approved to build a new London Police Department. They said it will be announced on the news tonight.

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They also put out a lot of information on their website. And they gave another \$1mil for Mid-Ohio with the county. We are really getting noticed out here. We should capitalize on this.

Councilman Eades – Congratulations goes to the city and Chief Nicol for all the work they’ve done for this project.

President Comer – I’d like to give Kudos to Mike Carey. He really cares about our city.

Adjournment

Motion to adjourn at 9:07pm

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

Kris Miller, Council Clerk

Henry Comer, Council President

Date

Date