RECORD OF PROCEEDINGS
Minutes of London City Council Meeting
Casto & Harris Inc. Form S-301 E1412692LD
Held June 5, 2025 20

London City Council

20 S. Walnut Street, London, Ohio 43140

June 5, 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, Councilwoman Treynor, Councilman Hitt, Councilwoman Jackman, and President Peters

Minutes – Approval of May 15, 2025 minutes, approved by unanimous vote

Public Hearing – None

Communications/Announcements – None

Audience Concerns –

Jim Boyd - 364 Ashford Avenue, spoke to Council regarding Ordinance 140-25. As a former council member, he expressed support for the goal of incentivizing development but raised several concerns about the ordinance. He stated that while the concept of stimulating growth and attracting business is important, the legislation lacks key details. Specifically, he questioned the absence of a financial estimate showing how much the city might forgo in property taxes over the 15-year, 100% abatement period. He noted that, in his experience, such an estimate—though not exact—would be helpful for council members to make well-informed decisions. Boyd also pointed out that the ordinance does not clearly outline expectations for the developer in return for the abatement. He mentioned that the application lists "TBD" for projected revenue and job creation, which makes it difficult to evaluate the impact. While the CRA is reviewed annually for compliance, he felt the ordinance lacks clarity on what specific benchmarks the developer must meet. Boyd recommended including the full agreement or detailed expectations within the ordinance text to improve transparency and accountability.

Councilman Eades acknowledged that he did not know how the potential tax impact could be determined but agreed that an estimate would be valuable.

Mr. Boyd added that someone from the financial side of the city should be able to provide a reasonable projection to assist with such decisions.

Jeremiah Campana of 117 South Union Street addressed Council to express concerns regarding the city's potential decision to join the Sustainable Ohio Public Energy Council (SOPEC). While he supports exploring cost-saving energy options, he raised three primary concerns: transparency around rate volatility, SOPEC's emphasis on renewable energy, and administrative costs. First, Campana noted that although SOPEC offers competitive fixed electricity rates, there is a lack of clear communication about potential rate increases once contracts expire. He cited Cleveland's current low fixed rate of 6.762 cents per kilowatt hour, which ends in August, and pointed out that no future rates have been disclosed, leaving residents vulnerable to unexpected market-driven increases. Second, he criticized SOPEC's default use of 100% renewable energy through Green-e certified Renewable Energy Credits, arguing that this reflects a bias toward

environmental goals over affordability. He said residents who prioritize low cost must take extra steps to opt out of renewable plans, and that SOPEC does not clearly explain the cost trade-offs between its renewable and non-renewable options. Third, Campana questioned the efficiency and equity of SOPEC's administrative costs. Though fees appear minimal—such as 0.001 cents per kilowatt hour in Cleveland—he expressed concern that smaller communities with fewer participants may bear disproportionate costs. He also noted that SOPEC's website lacks detailed financial breakdowns and third-party audits, making it difficult to assess whether all residents benefit equally from programs such as solar grants or EV charging initiatives. Campana concluded with a series of questions for Council to consider before proceeding with SOPEC, including how future federal policy changes might affect the program, whether SOPEC can provide side-by-side plan comparisons, how rate volatility will be handled, and whether administrative fees would support local or distant renewable projects. He offered to submit the full list of questions for Council's consideration and urged transparency and public input before a final decision is made.

Brittany Hall of 1056 Amherst Boulevard began by thanking Eve Breedlove for inviting her to speak and for the reminder that public meetings are a space for residents to voice concerns. She raised an issue regarding a recent city job application that, in her review, contained information that contradicted public records. When she brought this to the attention of the Safety-Service Director, she was told there was no false or misleading information. Hall stated that this response was inaccurate and emphasized that the problem lies not just in the discrepancy itself but in the city's unwillingness to acknowledge or address it. She stressed that accountability in city hiring and management is essential, especially when taxpayer-funded positions are involved. Hall expressed frustration that legitimate concerns were dismissed and that leadership provided false statements without consequence. She also criticized the city's continued approval of salary structures that include multi-year raises for leadership positions—some of which are under public scrutiny—without addressing the concerns raised about transparency and integrity. Although she acknowledged that the raises were previously approved by Council, she pointed out that current legislation builds on that framework by adding new roles, reinforcing a system that benefits city leadership while concerns remain unresolved. Hall also noted the inconsistency in Council's financial decisions, referencing a recent rejection of a proposed tax break for residents who work outside London due to funding concerns. She argued that expanding internal pay structures while denying relief to residents reflects a pattern of selective generosity, not fiscal responsibility.

Committee Reports

Councilman Eades reported that the Finance Committee met on May 19. Most items discussed during that meeting are on the current agenda and will be addressed during the legislation portion of the meeting. He provided an update on tax collections and the auditor's report. Overall, the city remains in a positive financial position. The next Finance Committee meeting is scheduled for June 16 at 5:30 p.m. in the conference room.

Councilman McDaniels noted that the next Public Service Committee meeting will be held on June 10 at 5:00 p.m.

Councilman Hayes confirmed that Public Safety will also meet on June 10 at 6:00 p.m. in the conference room. He had no additional updates but noted he attended both the Finance and Service Committee meetings.

Councilwoman Treynor added that the city's current electricity aggregator is no longer in business, which is prompting the city to consider new options. The legislation on the agenda does not commit the city to any specific program at this stage, only to explore membership. She cautioned that regardless of the provider chosen, an increase in electric rates is expected after the current locked-in rate of 4.45 cents per kilowatt hour expires on December 31, 2025. Additionally, she addressed concerns raised by residents from the Brooksedge area regarding traffic calming. The Finance Committee is currently gathering quotes for a variety of traffic-calming tools, including mobile options that can be deployed around the city as needed. Most other matters she planned to address will be covered later in the agenda.

City Official Reports

Mayor report attached

Old Business

3rd Reading

RESOLUTION 136-25 Sponsored by: Greg Eades A RESOLUTION adding a new job description

Councilman Eades provided clarification regarding the new Police Support Specialist position, stating that the department has not had a clerk for many years. He emphasized that this role is not intended to replace dispatchers, although it is possible that a former dispatcher may be hired for the position as their current roles will be ending soon.

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

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

ORDINANCE 138-25 Sponsored by: Greg Eades AN ORDINANCE amending ORDINANCE 194-24 to reflect a range of salaries of department heads and non-union personnel

Councilman Eades noted that the ordinance sets the salary range for the new Police Support Specialist position. While the starting pay is higher than some existing positions, the top end of the range is lower, which he acknowledged may seem out of alignment. The pay scale is being established for the next three years. He mentioned that Ms. Hall raised concerns about the salary during earlier discussion, but everything else in the ordinance had already been approved except for this position's addition. Eades said he was part of the initial discussion and is comfortable with the range but felt it was worth pointing out.

President Peters remarked that the discrepancy may be due to this being a new position, whereas the others have existed for some time.

Mr. Castle added that the police chief is waiting to post the job openings until this legislation passes. As dispatch services are moving to the county and current dispatch positions are ending, the department will soon lack personnel to staff the front desk. Castle stressed the need to hire for these new roles quickly to avoid having sworn officers pulled to cover clerical duties.

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

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

RESOLUTION 139-25 Sponsored by: Greg Eades A RESOLUTION revising job descriptions

Councilman Eades discussed that this proposes updating the job description for the Administrative Executive Assistant position. Although the position is no longer vacant, he suggested considering the changes anyway. He highlighted two new responsibilities added to the job description: a public communications focus, which involves creating engaging content for websites, social media, and sharing important information with residents, media, and stakeholders; and event support and engagement, which includes assisting with city events by brainstorming ideas, managing publicity, seeking sponsorships, ensuring smooth execution, and collecting data to evaluate success. Eades

expressed concern that the event-related duties might require the assistant to be out of the office more than expected. He also noted that the job description removes the requirement for the ability to obtain a notary public license, although the position must still be bondable. Eades cautioned that removing the notary requirement might cause problems later, as job descriptions typically gain responsibilities rather than lose them.

President Peters suggested the removal was likely due to the law director's office now being next door.

Mr. Castle confirmed that the city currently has four notaries on staff, which contributed to removing the requirement, and he explained that becoming a notary has become more expensive and time-consuming. Castle said the current Administrative Executive Assistant was not required to obtain a notary license because there are enough notaries in the building.

Councilman Eades asked if the notary requirement had been met by the current employee

Mr. Castle confirmed it had not been required due to the presence of other notaries, including some in the tax department.

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

Absent:	**0-**	
Affirmative:	**5-**	**Hitt, Hays, Jackman, Stahl, Treynor**
Against:	**2-**	**McDaniels, Eades**

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

Councilman Hitt – Stated that the request is for a 100% tax abatement on improvements for 15 years for the property located at 36–42 W. First Street.

Cole Antle –Introduced himself as a resident of 3945 Parkside Court, Hilliard, Ohio, and expressed gratitude to Council and community members for hearing the CRA proposal. He clarified that they are not seeking abatement on the entire property tax value, only on improvements, effectively freezing the current valuation for 15 years. Antle highlighted the Westwood Collective's track record in revitalizing downtown London, stating they've acquired over 50,000 square feet of commercial space, added residential units, and brought in 16 new businesses. These businesses have created jobs and increased income tax revenue for the city. He emphasized the long-term vision for the project, citing the example of their rehabilitation of 106 South Main Street, which faced structural risks when purchased. Without CRA incentives, he said, many of these redevelopment efforts wouldn't be feasible. Antle described the intended development at 36–42 W. First as a community-focused, multi-use space with the potential to be a catalyst for downtown revitalization. While unable to disclose the tenant due to a non-disclosure agreement, he stated the partner is a well-known local name and the project will bring jobs, vibrancy, and a gathering place to downtown.

Councilman Hays – Praised Antle's work in Hilliard and asked for a job estimate for the proposed project.

Mr. Antle – Explained that providing job estimates is difficult at this stage since he is a developer and not directly in the food service industry. However, based on past projects, significant job creation is expected. He referenced other successful downtown redevelopment efforts in Ohio—such as those in Bellefontaine, Urbana, and Hilliard—that were sparked by similar developments (e.g., event centers, breweries). He believes this project will serve as London's own catalyst.

Councilwoman Treynor –inquired whether they expect the tenant to be financially sustainable. She also asked how long the building had been vacant.

Mr. Antle – Replied that the building appeared to have been vacant for 5–10 years, used more as a personal junkyard by the previous owner.

Councilwoman Treynor noted she has lived in London for 17 years and cannot recall the building being occupied during that time. She further remarked that the 15-year CRA request is shorter than the building's likely time as a non-performing asset. She also asked for clarification on the project's design, mentioning event space and other amenities.

Mr. Antle – Described a family-oriented space that includes an outdoor restaurant extension, live music, turf seating, playground area, food truck space, a wedding venue, and an Airbnb unit. The vision is to create a destination that attracts visitors, supports small businesses, and adds vibrancy to downtown.

Councilwoman Treynor – Asked about noise mitigation from the nearby railroad tracks.

Mr. Antle – Confirmed a noise-reducing fence will be installed. He added that the train noise is not overly disruptive and actually adds a unique backdrop to the space. He reiterated their commitment to affordable rents to support long-term business success downtown.

Councilman Stahl – Shared that he recently visited the site and was impressed with its transformation, likening it to how it looked in his childhood. He praised the new life being brought into town.

Mr. Antle – Expressed excitement for the project, calling it their most exciting one yet.

Councilman Eades – Asked if the CRA would transfer to a new owner in the event of a sale and expressed concern about granting tax abatements to future parties who did not make the original investment.

Mr. Antle – Stated that it would be up to the city to establish CRA transfer guidelines. He assured Council that Westwood Collective has never sold a property and has no intention to do so.

Councilman Eades – Referenced past concerns about whether the developers were taking on more than they could handle, specifically regarding the old hotel project. He asked for an update.

Mr. Antle – Provided a detailed update, noting the hotel building has been stabilized with a new roof, windows, and siding. He explained that progress has been delayed due to issues with necessary parking access, which are now being resolved through the Rails-to-Trails project. Once resolved, the hotel will be converted into 12 apartments and one commercial space.

Councilman Hitt – Reiterated that the school board will review the CRA application on June 24th.

President Peters – Noted that, to his recollection, Wilson Printing was the last business to occupy the 36–42 W. First Street property.

2nd Reading

RESOLUTION 141-25 Sponsored by: Greg Eades A Resolution revising job descriptions

Councilman Eades stated that the Police Department made some adjustments, and the Police Chief attended the last Finance Committee meeting where they discussed these changes. The Chief was going to send copies of the updated documents with the changes highlighted.

New Business

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

Councilwoman Treynor stated that the police department sold three police cruisers and returned the proceeds to the general fund. They are now seeking to restore those funds by transferring $12,000 back to their budget to purchase an unmarked cruiser for surveillance purposes.

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

Councilman Hitt explained that the appropriation involves street lighting at Keny and East High, as well as Andrew Court and East High, with an estimated cost of $25,000.

Councilman Eades clarified that the original discussion considered installing two lights at a cost of $25,000 each, but the priority was to focus on the Keny and East High location since Andrew Court already has some lighting.

Councilwoman Treynor added that this is primarily an aesthetic improvement, involving the installation of light structures on existing utility poles. The current motion is for $25,000 to cover two light extensions.

RESOLUTION 144-25 Sponsored by: Shannon Treynor A RESOLUTION increasing appropriations. The StreetScan program for the sidewalks is going to cost more than Council originally appropriated

Councilwoman Treynor explained that this discussion concerns the sidewalk scan project. Previously, Council appropriated $50,000 for the scan, but there was confusion about a possible cost increase. Upon review, it was determined that the price difference stemmed from the scope of work rather than an actual increase—the original quote included both a 95-mile and a 150-mile scan option. Since the city does not have a precise measurement of its sidewalks and curbs, this motion allows for scanning up to 150 miles if needed. The pricing remains the same; it's just a matter of ensuring flexibility.

Councilman Eades added that the cost for scanning 95 miles was $42,000 and change, and $50,000 was already appropriated. This new action avoids delays and ensures the company can begin work. He also noted that the GIS setup fee is consistent regardless of distance, and any unused funds could be returned to the general fund.

Councilwoman Treynor emphasized that the company will likely only charge for actual sidewalk mileage scanned, so this just provides a cushion.

Councilman Eades concluded by stressing the importance of moving forward promptly, noting that further delay could risk pushing the project into the next year despite it already being approved.

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

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

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

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

RESOLUTION 145-25 Sponsored by: Greg Eades A RESOLUTION increasing appropriations. The

shelter house at Cowling park was damaged in a recent storm and needs repaired

Councilman Eades explained that the shelter house at Cowling Park, a central and visible part of the community, suffered storm damage to its roof. Insurance paid $3,650 after a $10,000 deductible. Allstate provided quotes of approximately $17,000 for asphalt shingles and around $30,000 for a metal roof. The Finance Committee recommended the metal roof due to its durability, especially considering the surrounding trees that pose a risk of future damage. The expense will come from the Parks and Playground Fund, which currently has $110,000, so no general fund money will be used. An emergency clause is included to allow the work to begin quickly.

President Peters asked if fascia and soffits would also be replaced

Councilman Eades confirmed they would.

Councilwoman Treynor added that the roof, whether shingles or metal, includes fascia, soffits, and gutters. She emphasized that the metal roof has a lifetime manufacturer guarantee and that the $11,000 price difference is justified given the long-term value and available funding.

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

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

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

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

ORDINANCE 146-25 Sponsored by: John Stahl AN ORDINANCE amending section 1268 of the codified ordinances
Public Hearing Scheduled for July 17, 2025

Councilman Stahl introduced a proposed codified ordinance change (1268) regarding non-conforming signs, stating that any improvements or expansions to illegal non-conforming signs would now require a permit and approval from the Planning Commission. He noted the Planning Commission had approved the measure 4–0.

Councilman Eades raised concerns about the language, questioning whether this change would undermine existing sign regulations by potentially allowing any non-conforming sign to become acceptable just through Planning Commission approval.

Mr. Castle explained that the intent is to address signs that were legally installed before newer ordinances were enacted—essentially "grandfathered" signs. The ordinance update would allow those signs to be repaired or modified if approved by the Planning Commission. He gave the example of a company wanting to replace two double-sided billboards near Wendy's with a single double-sided one, reducing overall signage and improving appearance.

Councilman Eades confirmed these signs were indeed billboards and asked about their ownership.

Mr. Castle wasn't certain but acknowledged that similar grandfathered signs exist elsewhere, like above Tony's.

President Peters confirmed that a public hearing for this ordinance change will be held on July 17.

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

Councilwoman Treynor stated this ordinance stems from the state audit of the city auditor's books. It concerns EMS billing rates and responds to either a strong recommendation or a direct requirement that these rates be included in the city's codified ordinances. The proposal aims to formally codify the current EMS billing rates without any inflation. Additionally, there was mention of the Safety Service Director looking into lift assists and the potential for billing insurance for those services, though it's unclear if that is directly part of this ordinance. Overall, this action ensures compliance with legal standards identified during the audit.

Left on for second reading

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

Councilman Eades explained that the proposed updates are to job descriptions within the Street Department. For the Assistant Street Superintendent, the key clarification is that the position should report to the Street Superintendent rather than the Safety-Service Director, which he felt made perfect sense. For the Street Foreman, the update adds a requirement to hold a herbicide applicator's license from the Ohio Department of Agriculture, which is necessary for legal weed spraying. Updates to the Street Worker I and II positions include the same herbicide license requirement and a note that they must be capable of operating equipment such as a zero-turn mower and weed eater—skills Eades hoped they already had.

Left on for second reading

RESOLUTION 149-25 Sponsored by: John Stahl A RESOLUTION adopting the recommendations of the planning commission.
Public Hearing scheduled for July 17, 2025

Councilman Stahl announced a public hearing scheduled for July 17 regarding a proposed change to a Planned Unit Development (PUD) at the corner of Lafayette and Betty Wilson.

Councilman Eades questioned whether this was new information or part of previous discussions, noting the extensive prior readings on related land use.

Mr. Castle clarified that this is part of the Somerset Crossing senior living development, which will include 289 single-family homes priced between $400,000 and $500,000, along with amenities like a clubhouse and recreation facilities exclusive to residents. Additionally, 20 acres are planned for commercial use. Mr. Castle explained the process: even if land is already designated as a PUD, any new development within it still requires submission of a preliminary plan, planning commission approval, and final council approval.

Councilman Eades noted that this project may set the precedent for future phases and approvals as developers become involved. He also pointed out that the proposed development could differ from existing R-2 zoning standards, such as narrower road widths or lack of curbs, gutters, and sidewalks, and highlighted that the roads could eventually become city-maintained rather than private, unlike current retirement communities.

President Peters confirmed the July 17 public hearing

Mr. Castle stated that representatives would be present for the hearing and likely the next council meeting as well.

Councilman Eades mentioned that a roundabout was conceptually included in the plans for Lafayette Street, but its implementation would ultimately be the city's responsibility, not the developer's.

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 began by stating that the ordinance in question, as well as the one following it, pertain to the city's consideration of joining the Sustainable Ohio Public Energy Council (SOPEC). He noted that council's approval of SOPEC's bylaws is required as part of the process. He also emphasized that two public hearings will be held—on June 26 and July 17—allowing plenty of opportunity for further discussion and input.

Mr. Castle added that although public hearings are required by SOPEC, their timing does not fall under the standard 30-day waiting period typically applied to such legislative matters. Because of that, the city is able to hold hearings on the upcoming June 26 and July 17 council meetings without delay. He also mentioned that SOPEC's Executive Director and Regional Director—Luke Sulfridge and Steve Harris—were present and available to provide more information.

President Peters acknowledged Mr. Castle's comments and invited the SOPEC representatives to come forward and provide a brief overview of their organization.

Mr. Luke Sulfridge, Executive Director of SOPEC, began by introducing himself and Mr. Steve Harris, who serves as the Regional Director for Central Ohio. Mr. Sulfridge explained that SOPEC is a public council of governments, composed of 42 members throughout Ohio, ranging from large cities such as Cleveland and Dayton to much smaller communities. He stressed that SOPEC communities represent a wide variety of perspectives and demographics. He said that SOPEC's shared goal is to reduce the energy burden on member communities through cost-saving programs and creative energy solutions. For example, SOPEC runs aggregation programs that have saved communities hundreds of dollars per household. He shared that Riverside, which joined last year, saved over $300 per household compared to the standard utility rates, and Cleveland saved more than $17 million in just two years. He noted that energy costs are expected to rise significantly in the coming cycle due to capacity constraints in the utility market, and SOPEC is actively working to mitigate that impact. Mr. Sulfridge also explained that SOPEC offers more than just aggregation services. He described the organization as a "shared energy office" with strong internal capacity, including grant writers, attorneys, and policy experts. He highlighted their success in securing $26 million in external funding over the past few years, primarily from federal sources. As an example, he shared that SOPEC had just received a $225,000 state grant to clean up a former gas station brownfield site in Athens, Ohio. He mentioned that project would likely include EV charging stations and serve as a long-term community asset. Other examples included park redevelopment work and assistance with streetlight upgrades in smaller towns. He emphasized that SOPEC's model is not one-size-fits-all. Every community's needs are different, and SOPEC tailors its services accordingly. Currently, around 125,000 households and small businesses are part of the SOPEC aggregation program, and the organization expects to grow to over 50 member communities by fall.

Councilman Eades followed up with a question, stating that with the city's current electric aggregator no longer in business, council must decide whether to join another aggregation program or leave residents to shop for energy on their own. He confirmed that was his understanding of the current situation.

Mr. Sulfridge confirmed that was accurate. He explained that SOPEC's aggregation program would offer a default option for residents but would not prevent them from shopping for energy independently. He stressed that there are no opt-out fees in SOPEC's program, so residents could switch back and forth without penalty, depending on their needs or better available rates.

Councilman Eades then asked for clarification about the timeline of when new rates would be released. He recalled that during a recent Finance Committee meeting, SOPEC's attorney, Phil Leppla, mentioned July 1 as a key date. He asked whether that was when the new utility rates would be published.

Mr. Sulfridge responded that utility rates are already being released and can be viewed on the PUCO Apples-to-Apples website. He clarified that the timing can vary between June and July due to how

billing quarters are structured. He emphasized that SOPEC monitors utility auction results closely and uses that data to lock in better rates. He also noted that SOPEC favors fixed-rate contracts—typically a minimum of 12 months—rather than variable or month-to-month contracts, which he said can be unpredictable in a volatile energy market.

Councilman Eades recalled that during the Finance Committee discussion, Mr. Leppla advised the city not to lock in a three-year contract at this time, given the market volatility. Eades asked whether SOPEC supported that approach.

Mr. Sulfridge agreed, saying SOPEC is currently recommending shorter contract terms. He reiterated that they are watching market trends and utility rates closely to time contracts effectively and beat the market where possible.

Councilman Eades then pivoted to grants. He said Mr. Campana had asked a great question earlier: whether SOPEC directly provides grants or just assists with applying for them. Eades asked for clarification on that point.

Mr. Sulfridge responded that SOPEC does both. They have internal grants funded by member dues that are often used as local matches for larger projects. For example, small communities can use SOPEC grants to meet match requirements on federal or state grants. He added that SOPEC is also highly active in applying for external grants on behalf of its members, including from federal and state sources like the U.S. Department of Energy or the Ohio Department of Development. He emphasized that their team of skilled grant writers helps ensure compliance and long-term program sustainability.

Councilman Eades closed by saying that he would have more questions for SOPEC representatives in the future but would hold off for now. He joked that he would rely on Mr. Kim Hannah to provide a few more good questions before the next discussion. He thanked Mr. Sulfridge for the presentation.

Mr. Sulfridge thanked council for the opportunity to speak and said he looked forward to returning for the public hearings and further discussions.

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.
Public Hearing Scheduled for June 26, 2025 and July 17, 2025

Councilman Hitt noted that this issue is also related to the Sustainable Ohio Public Energy Council and will be part of the public hearing scheduled for June 26.

Councilman Eades added a question, confirming that since the current contract runs through December 31, any new agreement would begin after that date.

Mr. Sulfridge - We would not interfere with any existing contracts

Round Table

Councilman Stahl – Announced that the Strawberry Festival starts two weeks from today. Noted that June 19th is a holiday and mentioned that some changes have been made to the event this year. He encouraged residents to come out and congratulated all the recent graduates.

Councilman Hitt – Reminded everyone that the next Service Committee meeting is scheduled for June 10th at 5:00 p.m.

Councilman Hays – Thanked all city employees for a job well done, noting that Bill was out performing street repairs and residents who called were very pleased. He expressed appreciation to those who attended the meeting and thanked fellow council members. He gave a special shoutout

to the London baseball team for a strong performance, losing 1–0, and noted that the school's athletic programs — football, track, and baseball — are doing very well. He encouraged continued support for the schools and city. He concluded by asking for the Lord's hand to remain over the city and its people. He reminded everyone that the next Safety Committee meeting will be held on June 10th at 6:00 p.m.

Councilman McDaniels – Thanked everyone for attending and reminded the public that the Public Service and Public Safety Committee meetings are both scheduled for June 10th. He expressed disappointment that the public was not invited to the groundbreaking ceremony for the new police department and stated that City Hall might be out of touch with taxpayers.

Councilman Eades – Announced that the Finance Committee will meet on June 16th at 5:30 p.m. He shared that he had the privilege of announcing the London baseball game on the radio and mentioned a small debate over whether it was the team's first regional appearance or the first since 1969. He also highlighted that eight athletes are heading to the state meet in track and field, calling this the most successful athletic season he can remember. He invited everyone to the Lions Club event at Cowling Park on June 29th from 12:00–4:00 p.m., which will feature free hamburgers, family-friendly games, and a bounce house.

President Peters – Reminded everyone that there will be no council meeting on June 19th due to the holiday. The meeting has been rescheduled for June 26th.

Adjournment - Motion to adjourn at 8:11 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

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