

Held November 20, 2025 20

London City Council
20 S. Walnut Street, London, Ohio 43140
November 20, 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 McDaniels, Councilman Stahl, Councilman Hitt, Councilwoman Jackman and President Peters

Absent – Councilman Hays, Councilwoman Treynor

Minutes – Approval of November 6, 2025, minutes, approved by unanimous vote

Public Hearing - none

Communications/Announcements - none

Audience Concerns

Paul Gross, 1150 US 42 SE, Mr. Paul Gross shared several recent conversations that highlight community housing trends. He described speaking with a gentleman at The Butcher Block who was wearing a Pittsburgh Steelers jersey shortly after the Packers defeated them. Mr. Gross jokingly reminded him that this is “Packers territory,” and the man laughed and said he would be “seeing a lot of us” because he is moving into London Landing on Reagan’s Ridge. When asked where he was moving from, the man said West Jefferson, which surprised Mr. Gross. The man explained he currently lives on Taylor Blair Road and decided to move to London for two reasons: first, his children open-enroll into London City Schools and the family greatly appreciates the school system; and second, with London’s growth, he wanted to ensure that open enrollment would not become uncertain in the future. Additionally, he noted that he works for NetJets as a mechanic and his wife is a financial planner for a Canadian company. Both earn good incomes, but he no longer has time to maintain an acre-and-a-half property, so a smaller yard was appealing. Mr. Gross said this reflects how yard size continues to influence housing decisions. He said this is a strong testimonial for London, as both residents are working professionals whose income tax and property tax will now benefit the city. Mr. Gross shared another example of a resident who lived just outside the city limits in Union Township on a two-acre lot. Mr. Gross recently purchased the home to have available for future Bluebird expansion, but the owner had been considering a move to Sovereign Village. For cost reasons, the man ultimately chose to build a new house in London Landing instead. He told Mr. Gross that he simply could no longer maintain a two-acre yard and needed a smaller lot, though Sovereign Village was his preferred option if the price had been lower. Mr. Gross noted that this again shows a trend: people who previously desired large lots are now gravitating toward smaller, lower-maintenance properties. A third conversation occurred while Mr. Gross was driving through Phase 3 of London Landing. He met a woman gathering rocks on her lot who is relocating from Hilliard. She grew up in London and attended London schools, and she told him that for the first time, London now offers housing options that make it possible for her to return. She was a classmate of Mr. Eades. Mr. Gross said these three experiences highlight changing housing needs and how residents are shifting away from large lots toward lifestyles that require less yard maintenance. He added that each example demonstrates how the city is attracting people who bring economic benefit—through income taxes, property taxes, and enrollment revenue—while meeting the needs of current residents and returning families. He thanked council for listening to these anecdotal observations and emphasized that

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London’s growth is benefiting both individuals and the community.

Jeremiah Campana, 117 S. Union St., said he frequently watches council meetings online when he cannot attend in person, as do other residents. He noted that recently the administration table, including the mayor, has been out of camera view. He said he has watched many public meetings around the country and rarely sees a setup in which the mayor is off camera. He recalled a meeting where Councilman Eades was presiding, and during that meeting, the administration table was visible, which improved the viewing experience and allowed online watchers to follow the full dynamics of the discussion. He said having the table on camera would support transparency and resident engagement. He added humorously that he had been told the camera “adds 10 points” to the mayor’s approval rating. He asked council to consider adjusting the camera or its placement going forward.

Raymond Anthony, 521 Eaton St., addressed the auditor regarding Ordinance 188-25, concerning the fiscal year 2026 budget. He noted that when adding the cost for the current year, expenditures total just over \$29 million. He asked where additional funds would come from if expenses exceed that by year-end. **Ms. Combs** explained that the city balances its budget every year and expenses have never exceeded revenue during her tenure. She said the city factors in fund balances, expected revenue, and appropriations approved throughout the year. **Mr. Anthony** asked whether that meant the city either balances the budget or ends with money left over, and **Ms. Combs** confirmed that has been the case. He then asked for clarification on multiple budget sections. For Section 13—State Highway Fund 231 (\$63,000)—he asked what it covers, noting he believed the city is given funds by the state. **Ms. Combs** said it is one of the street funds, funded through property taxes, and used for state highway and street repairs. **Mr. Anthony** asked which state roads it applies to, and the response indicated that the city uses those funds for city-managed segments, and project lists can be reviewed. He then asked about Section 14—Street Permissive Fund 232 (\$164,000). **Ms. Combs** said it is similar to the state highway fund, funded by permissive taxes. **Mr. Anthony** asked whether the city can spend it however it chooses, and **Ms. Combs** clarified it must be used for streets. **Councilman Eades** added that street permissive funds cover materials for streets, street lights, sign replacement, striping, and equipment maintenance. For Section 15—Street Fund 233 (\$8,000)—**Ms. Combs** said she would need to check the specifics but explained it relates to street purposes. It was noted that rotary funds often cover code-related mowing or cleanup fees the city must initially pay before recouping costs through property taxes. **Mr. Anthony** then asked about Section 16—Municipal Permissive Fund 234 (\$103,000). **Ms. Combs** said it is also a street-related fund and next year will cover the city’s portion of the ODOT Fourth Street project. **Mr. Anthony** asked whether the four funds he mentioned all relate to streets, and council confirmed they do, each with different functions. Next, he asked about Section 24—Capital Improvement Fund 242 (almost \$98,000). **Ms. Combs** stated this was identified as the traffic-light loan payment. **Mr. Anthony** asked about Section 27—the HOME Fund 247 (\$20,000). **Ms. Combs** said this relates to the CHIP program administered through the county, which the city must reimburse when loans are paid off. **Mr. Anthony** then questioned why there are two separate Kennedy Boulevard Extension funds: Fund 317, which has no balance, and Fund 412, which has approximately \$255,000. **Ms. Combs** explained that Fund 317 was the original project fund, which has since been closed out, and remaining money was transferred to Fund 412, which is the debt-service fund. He confirmed that these funds cannot be used for additional construction; expansions would require future appropriations. **Mr. Anthony** asked about Section 41—Storm Sewer Fund 690—and said he believed Mid-Ohio handled water and sewer. **Ms. Combs** clarified that storm water is separate from water and sanitary sewer, and the city is responsible for maintaining storm sewers. The fund exists to pay for those repairs. He concluded by asking about Section 42—Health Care Fund 800 (just over \$2.7 million). **Ms. Combs** explained that this covers the city’s self-funded health insurance program. Employee payroll deductions and the city’s share are deposited into this fund, which then pays the third-party administrator (BAC) to issue payments to health providers. **Mr. Anthony** asked whether this corresponds to the health-care line items listed in each department’s operations budget. **Ms. Combs** said those departmental lines represent the city’s share of premiums, which flow into the 800 fund, and the fund is then used to pay provider costs. **Mr. Anthony** asked whether the \$2.7 million is the total amount budgeted for health care; **Ms. Combs** said funds originate from the departments and are then used to cover provider expenses.

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Tommy Boyd, 48 N. Union, thanked council for allowing him to speak after Mr. Anthony. He first asked for an update on the storm sewer survey. **Mayor Closser** stated was that the mapping portion has been completed, identifying all storm-sewer locations. He clarified that the city has not yet begun internal inspections or sending cameras through the system; the project so far has focused on mapping only. **Mr. Boyd** said further work is still needed and emphasized the importance of continuing progress on storm-water infrastructure. He said he would be leaving early to spend time with his son but wanted to share concerns about water and sewer infrastructure. He described attending a Mid-Ohio meeting on Tuesday and noted that it is difficult for working residents to attend a 1 p.m. weekday meeting. He sat through discussions regarding city projects currently under Mid-Ohio's authority. Mr. Boyd played excerpts from two 2023 meetings. The first, from January 2023, involved Mr. Lelonek requesting that council raise water and sewer rates to fund infrastructure projects. The second, from November 2023, included assurances that the sewer trunk-line project would be completed. Mr. Boyd said he is troubled that the trunk line—which residents urgently need—has still not begun. He noted some residents cannot flush toilet paper due to poor sewer suction, which he finds unacceptable. He said that at the Mid-Ohio meeting, he asked about the status of the trunk-line project and was told that plans are now moving forward. He said that while progress is welcome, this work should have started two years ago. He questioned why Mr. Lelonek is representing London on the Mid-Ohio board, given the past mismanagement that led to the water and sewer department having no city employees. He also referenced earlier discussions about representation and seats on that board. Mr. Boyd said it is concerning that Summerford is receiving a new water line for its development while London residents with critical sewer issues are still waiting for the trunk-line project the city has been paying for. He added that although Mid-Ohio once promised no rate increases for 36 months, increases still occur for businesses. He said these issues need more oversight and that he hopes more city officials will attend Mid-Ohio meetings, since he has been told almost no one from London has gone in two years. He closed by expressing hope that the city will push harder for progress on these projects and said he could not remain for the rest of the meeting.

Committee Reports

Councilman Eades provided an overview from the auditor, reporting total revenue for the year at \$21,620,411.70, including approximately \$4.2 million in bond money. Without the bond funds, revenue totals \$17,428,927. He noted that expenses for the year are \$16,632,345.07, leaving a small margin and placing the City at roughly 4.8% more in revenue than expenses—below the 6.9% level previously discussed. He expressed concerns regarding this and noted discussion about opening a new tax department account to help track certain items. The tax department report showed the general fund up 4.86% for the year, totaling \$5,063,807. The Fire Department reported \$2,518,072 and a 6.3% increase. Following the mayor's recommendation, committee members will meet on December 9 after the other committees conclude.

Councilman McDaniels reported that he attended both the Public Service and Public Safety Committee meetings and shared updates from the departments. The Parks and Recreation Department received estimates for new gutters and a new roof on the pool house and has been putting up lights in preparation for Old Fashioned Christmas. Recreational programs continue to grow, with 260 children registered for basketball and 110 registered for the volleyball clinic. The Fire/EMS Department conducted EMS training focused on seizure care, completed part-time staff orientation, and hosted students from Tolles. They also participated in several trunk-or-treat events and provided a station tour for Head Start.

Councilman Hitt reported attending the Public Service Committee meeting, noting discussion about the need for additional Community Center space due to youth sports and increased demand from new housing developments. He also reported that 57 miles of sidewalks have been evaluated, with a report expected within 70 days. The committee discussed sanitation services and whether the City should continue providing them or consider private options. He also attended the Finance Committee meeting, where discussion took place about adding an Event Line to the budget and the related costs and purchases involved. The next Public Service Committee meeting is scheduled for December 9 at 5:00 p.m.

Councilman Stahl presented the London Police Division's Public Safety Committee briefing for

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November 18, 2025. Officer Eric Landing resigned to pursue a private sector opportunity. Several officers completed active shooter rescue task force training, which focuses on working with medics to reach injured victims more quickly while maintaining law enforcement’s primary objective of containing the aggressor. Training continues to progress, with framing underway and concrete work scheduled for next week in the detention area. The Chief attended a reception of Ohio police chiefs at the Governor’s residence. LPD participated in a tabletop emergency response exercise at a hotel, the Safe Communities “Coffee with a Cop” event at the Madison County Senior Center, Halloween patrols, and numerous trunk-or-treats. They also participated in London Schools’ quarterly safety committee meeting. Sergeant Harris attended the Tolles Tech Schools Advisory Committee meeting, and Chief Nicol read to second graders during their reading week at London Elementary.

Councilwoman Jackman attended the Public Service Committee meeting and delivered the street department’s report. The department hauled gravel, posted parking signs, and closed beds for the season. They responded to a fallen tree near the trash department, hung Christmas lights, ordered mosquito spray, collected yard waste, and met with a boring company after utility lines were hit, requiring closure of East High Street for a gas main issue.

City Official Reports

Mayor Closser provided his report, beginning with clarification that Steve Lelonek is not the City’s representative on the Mid-Ohio board—those representatives are Tia Sexton and Mark Landis. The Mayor explained that when the City, as the largest local entity, requested a third representative, the County agreed to use one of its seats, leading to the selection of Steve Lelonek due to his experience with the Board of Public Utilities. The Mayor also addressed a complaint regarding a resident allegedly being unable to flush toilet paper; he stated no one has contacted the City about the issue, and typically if multiple houses were experiencing problems, it would indicate a sanitary sewer issue. If it is only one house, the problem is usually with the lateral line from the house to the street. The Mayor is waiting for contact information to follow up. He wished everyone a happy Thanksgiving and reported progress on the new police department building. The block work is complete, the walls are going up, and the goal is still to have the building under roof by winter. He thanked the team for working through challenges caused by the federal government shutdown, which temporarily closed the USDA office that manages the grant funding for the project. He also thanked veterans for their service and noted he attended both the London High School Veterans Day program and the realtor association luncheon at City Hall. The Mayor reported that Arby’s is now open and Starbucks construction continues. He acknowledged the demolition of the former Pizza Hut building, noting its impact on the community’s memories but recognizing it will make way for new business. Stack House Deli held its grand opening at 22 South Main, and the Mayor encouraged continued support for downtown businesses. The undefeated London Red Raiders varsity football team will play Tippecanoe for the regional championship in Fairborn; he encouraged residents to attend and congratulated fall athletes and those receiving postseason honors. Old Fashioned Christmas will return Sunday, November 30, from 2–7 p.m. with live carolers, holiday entertainment, a Grinch scavenger hunt, and a tree lighting ceremony on the courthouse lawn, with thanks to Mr. Gross for donating the large tree. He concluded with a fun fact: last Wednesday during National Young Readers Week, he read to about 1,000 London Elementary students. For the first time, he read from his own newly written children’s book, Maddox and the Mayor, created to help explain a mayor’s duties to young readers. Local artist Kim Latimer Reeder illustrated the book. The Parent Teacher Association provided bow ties for all the students that day. The Mayor expressed gratitude to the school staff, the PTA, and his family for making the experience special.

Old Business

2nd Reading

ORDINANCE 188-25 Sponsored by: Greg Eades AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF LONDON, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2026

RECORD OF PROCEEDINGS
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Minutes of

Meeting

Casto & Harris Inc. Form S-301 E1412692LD

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Councilman Eades discussed Ordinance 188-25, which makes appropriations for current expenses and other expenditures of the City of London, Ohio, for the fiscal year ending December 31, 2026. He explained that the ordinance is presented in the same format each year, with each line, such as the Police Department, showing personal services and operations. Other departments may include additional lines for bonds, retirement, or building funds. Eades noted that at the last meeting, he asked the auditor to research the allocation of funds for events. He shared that in the 2024 budget, six events—including the STEAM event, two movie nights, Pumpkin Palooza, Halloween, and postcards—totaled \$9,696, funded from various accounts: Mayor’s Miscellaneous \$2,800, City Hall \$420, Parks and Recreation \$6,343, and the Safety Service Director \$132. He reported that in 2025, six events to date—including STEAM, two movie nights, the Adult Swim event, and Pumpkin Palooza—totaled \$6,488.33, with funding again drawn from departmental accounts: Mayor’s Miscellaneous \$2,275, City Hall \$711, Parks and Recreation \$3,067, and Safety Service Director \$435. The newly proposed Events Line for 2026 is \$40,000. Mayor Foster explained during the finance meeting that the additional funds would allow for the purchase of a portable stage, a sound system, and the expansion of events. Eades stated that the stage is expected to cost up to \$20,000, with the remainder allocated for sound equipment and new events. Eades expressed concern that funding the line at \$40,000 would essentially give each fund a “raise” far beyond what was actually spent, with no guarantee that the funds would be used for events. He suggested instead maintaining the line at \$10,000, which closely approximates 2024 expenditures of \$9,696. He also proposed reducing departmental contributions that exceeded \$1,000 by the amounts actually spent, reallocating these from the Mayor’s Fund (\$2,275) and Parks and Recreation (\$3,067) to cover \$5,342 of previously spent funds. This adjustment would require only an additional \$4,658 from the General Fund, slightly more than 2024’s total. Eades clarified that he was not making a motion at the meeting but wanted the Council to be aware of the funding information and potential options.

Councilman McDaniels asked if the budget included any tax credits for hardworking tax payers of London

Mayor Closser responded and thanked Mr. McDaniels for sitting up in his chair to speak so he could be heard

Councilman Eades commended the administration for its work in creating events for the community. While youth sports and programs are plentiful, he noted that teenagers remain an underserved group, and additional events targeting that demographic are a positive development.

Mayor Closser added that the proposed stage is portable and can be used at multiple locations, such as parks, basketball courts, or other city event spaces. He explained that the intent of the expanded budget is to allow for growth in events, including music in the park during summer months, teen-oriented activities such as video game tournaments, and other community programming. He noted that the City could maintain events with a \$10,000 budget but additional funding is necessary to expand offerings, purchase necessary equipment, and provide a better experience for attendees. Closser emphasized that the Council could choose to maintain the current level or approve the additional funding to allow continued expansion.

Round Table

Councilman Stahl announced that the next Safety Committee meeting will be held on December 9 and wished everyone a safe and blessed Thanksgiving.

Councilman Hitt reminded Council that the next Public Service Committee meeting is also scheduled for December 9 at 5:00 p.m., and he offered good luck to the London football team this Friday.

Councilman McDaniels thanked everyone for attending and extended his own Thanksgiving wishes.

Councilman Eades also wished everyone a happy Thanksgiving and encouraged residents to reach out if they know someone in need of a meal, noting that Phat Daddy’s provides free meals and already has 1,500 scheduled for delivery; he also mentioned they accept donations. He shared that the Fire Department is continuing its toy program and accepting contributions, while the Police Department is

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Casto & Harris Inc. Form S-301 E1412692LD

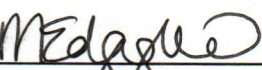
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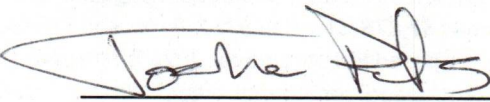
accepting donations for the Shop with a Cop program. He noted that London Red Raiders coverage can be found on ReadyFM.com, and the Butcher Block will have the game on for those who prefer to stay out of the rain.

President Peters thanked everyone for attending, expressed support for the team, and wished the London Red Raiders good luck in their upcoming game.

Adjournment - Motion to adjourn at 7:26 pm

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


Matthew Edgington, Council Clerk
12/4/2025
Date


Joshua Peters, Council President
12-4-2025
Date