



**Minutes of the Regular City Council Meeting**  
 Held September 15, 2025  
 7:00 p.m.

A regular meeting of the Oberlin City Council was held on September 15, 2025, in the Council Chambers of the Oberlin City Hall, located at 85 S. Main Street, Oberlin, Ohio. President of Council Eboni Johnson called the meeting to order at 7:00 p.m. Roll Call was taken as follows:

**1. COUNCIL BUSINESS**

- (a) Call Regular City Council Meeting to Order and Roll Call – 7:00 p.m.

<b>Council Members:</b>	Present	Absent
Joseph Waltzer	<input type="checkbox"/>	<input type="checkbox"/>
Jessa D. New	<input type="checkbox"/>	<input type="checkbox"/>
Michael McFarlin, Vice President	<input type="checkbox"/>	<input type="checkbox"/>
Ray English	<input type="checkbox"/>	<input type="checkbox"/>
Libni Lopez	<input type="checkbox"/>	<input type="checkbox"/>
Kristin Peterson	<input type="checkbox"/>	<input type="checkbox"/>
Eboni A. Johnson, President	<input type="checkbox"/>	<input type="checkbox"/>

**Appointees:**

- Greg Holcomb, City Manager
- Marin Fowler, Finance Director
- Farrah Emeka, Assistant Law Director
- Belinda Anderson, Clerk of Council

- (b) Approval of Minutes - City Council Work Session - September 2, 2025

Minutes were approved as submitted.

- (c) Proclamation – Public Power Week

Peterson read and presented the Public Power Week Proclamation to Drew Skolnicki, Director of OMLPS.

- (d) Proclamation – Latine Heritage Month

Lopez read and presented the Latine Heritage Month proclamation to David Hill, Pastor of First Church in Oberlin, UCC.



**3. OPPORTUNITY FOR A REPORT FROM A CITY BOARD OR COMMISSION REPRESENTATIVE****4. OPPORTUNITY FOR A REPORT FROM AN ADMINISTRATIVE DEPARTMENT REPRESENTATIVE**

Oberlin Fire Department Chief Hammer provided an overview of the Oberlin Fire Department's operations and initiatives.

**5. OLD BUSINESS:**

- A. Ordinance No. 25-43 AC CMS: An Ordinance to Adopt the Recommendation of the Planning Commission to Rezone Properties Located at 45918 Maple Street, 321 North Main Street, 329 North Main Street, 316 North Pleasant Street and 318 North Pleasant Street from the "R-1"/ Single Family Dwelling District and the "R-1A"/Single -Family Dwelling District to the "PDOD"/Planned Development Overlay District

The Clerk read the Ordinance by number and title.

English, seconded by Lopez, moved for passage on the first reading of the Ordinance.

Porter recapped the discussion from the previous meetings concerning this topic. She explained that none of the City departments expressed concern for the rezoning application. The Ordinance being considered at this time only seeks to rezone the proposed properties. Once approved, the applicant will have to go through a development plan process that would need to be approved by the Planning Commission and City Council.

English asked when Kendal expects to submit a preliminary development plan for the property South of Maple Street. Porter replied that she hopes to receive that application in 2027.

McFarlin said he looked at the property and would agree that it is hard to envision having two three-story buildings on that site. He hears the concerns expressed by the residents and is looking forward to seeing the development plans in the future.

English said he has also heard the concerns of the residents. However, he wanted to reiterate that the people who need to address those concerns at this point are Kendal at Oberlin, City staff, and the Planning Commission, so that when a preliminary plan comes forward for the South area two years from now, those concerns have been taken into consideration. He believes that tonight Council will need to decide whether the property needs to be rezoned. Nothing can happen with any multi-family housing unless this property is rezoned. Kendal cannot move forward with its project north of Maple Street unless it is appropriately zoned, just as the rest of Kendal is currently zoned

Johnson remarked that this is an opportunity to increase the housing stock in Oberlin, which is one of our Comprehensive Plan's goals, but again, we cannot take any action until the rezoning is in place. She remarked that the Planning Commission meetings are open to the public. She urged members of the public to ask their questions there as the development proceeds.

Chief Executive Officer of Kendal at Oberlin, Seft Vilensky, expressed appreciation for the feedback received from the Planning Commission and community members during the zoning application process. He noted that the concerns and suggestions heard regarding traffic, noise, building height, and density are valid and helpful as Kendal enters a more Comprehensive Planning phase. He is confident that the final plans will be better through continued engagement, feedback, and ideas from all stakeholders. Kendal at Oberlin is privileged to be a part of the vibrant City of Oberlin, and looks forward to partnering with the community as the plans unfold.

John Bevan, of 308 North Pleasant Street, addressed earlier comments that this project aligns with Oberlin’s vision for increased housing. He noted that as Kendal has acquired these properties over almost two decades, they have demolished three single-family homes and acquired a duplex that remains unutilized. Fitting into Oberlin’s vision would involve building more single-family homes, allowing people in his demographic to own a home. He understands that this is preliminary and just a concept plan, but it means a lot to those who live in this neighborhood. It is not too much to ask, on behalf of all his neighbors who petitioned this application, that the Council deny Kendal’s request until he submits a plan that is more in line with what the neighbors have requested.

**Roll Call:** 7 Ayes 0 Nays Motion Carried  
(Effective in 30 days)

**6. NEW BUSINESS:**

- A. Ordinance No. 25-49 AC CMS: An Ordinance Accepting the Bid of Smith Paving and Excavating, Inc. of Norwalk, Ohio, for the Hamilton Street Recreation Park Pond TMDL Project to Go into Immediate Effect.

The Clerk read the Ordinance by number, title, and substantive portions.

English seconded by McFarlin, moved for passage on the first reading of the Ordinance.

Members of Council considered a recommendation from the Public Works department to award the Hamilton Street Recreation Park Pond TMDL Project to Smith Paving and Excavating, Inc. of Norwalk, Ohio. The project will make improvements to the stormwater pond at the Hamilton Street Recreation Complex, with a budget not to exceed \$138,342.25.

English, seconded by Lopez, moved to waive the rule requiring three readings.

**Roll Call:** 7 Ayes 0 Nays Motion Carried  
(Suspension of Rules)

English seconded by McFarlin, moved that Ordinance No. 25-49 AC CMS go into immediate effect in order to accept a bid within the time limitations provided by law.

**Roll Call:** 7 Ayes 0 Nays Motion Carried  
(1<sup>st</sup>, Effective Immediately)

- B. Ordinance No. 25-50 AC CMS: An Ordinance Establishing an Opioid Settlement Special Revenue Fund to Go into Immediate Effect.

McFarlin, seconded by Peterson, moved for passage on the first reading of the Ordinance.

Members of Council considered Ordinance No. 25-50 AC CMS that establishes a OneOhio Opioid Settlement Fund. The special revenue fund will be used only for the approved purposes as required by the OneOhio Mou, which states that the approved purposes shall mean evidence-based forward-looking strategies, programming, and services used to:

- Expand the availability of treatment for individuals affected by substance use disorders.
- Develop, promote, and provide evidence-based substance use prevention strategies.
- Provide substance use avoidance and awareness education.
- Decrease the oversupply of licit and illicit opioids.
- Support recovery from addiction services performed by qualified and appropriately licensed providers, as is further outlined in the agreed Opioid Abatement Strategies.

McFarlin, seconded by Peterson, moved to waive the three-reading rule for Ordinance No. 25-50 AC CMS.

**Roll Call:**                      7 Ayes    0 Nays    Motion Carried  
(Suspension of Rules)

McFarlin, seconded by Lopez, moved that Ordinance No. 25-50 AC CMS go into immediate effect to ensure the accurate tracking and expenditure of opioid settlement funds.

**Roll Call:**                      7 Ayes    0 Nays    Motion Carried  
(1<sup>st</sup>, Effective Immediately)

## 7. COUNCIL COMMUNICATIONS:

### (A) Referrals

### (B) Advocacy

### (C) Correspondence

### (D) Reports

Council members provided updates on board and commission meetings, initiatives, community events, and future agenda items. They also announced changes to the meeting calendar, including upcoming meeting dates and cancellations.

The Council revisited concerns previously raised by the public about the EDL plant, highlighting the importance of sharing the information gathered by the City with the community. The Council expressed its desire to develop a plan that will effectively address and resolve the situation.

## 6. CITY MANAGER'S REPORT:

City Manager Holcomb provided an update on his first 12 days in the role.

## 7. OPPORTUNITY FOR OTHER APPOINTEES TO REPORT:

- Fowler announced that the 2026 budget season had started and provided an overview of the next steps.
- Anderson announced that the City is currently recruiting new members for its boards and commissions. The deadline for submitting applications is October 10, 2025.

**8. PUBLIC PARTICIPATION:**

Eve Martinez, 29 South Park Street, thanked Mr. English for listening to the residents' concerns about the EDL plant. She expressed disappointment with the Council's decision to approve the Kendal@Oberlin rezoning, noting that she wished the Council had either waited until a suitable use for the area was identified, or that the project is relocated to the other side of town, near the Frank Lloyd Wright House. Ms. Martinez also stated that she felt the Council did not have a complete understanding of the situation, and it seemed as though they were dumping everything in her community, which she resented.

Jane Schaefer, 308 North Pleasant Street, remarked that her comments were moot at this point, but wished to thank Mr. Lopez for visiting the area. She stated that she did not understand why the Kendal property was being rezoned and expressed hope that it could remain single-family residential use. Ms. Schaefer also noted that she felt this decision was contrary to Oberlin's values regarding efforts to reduce the City's carbon footprint.

**9. ADJOURNMENT:**

As there was no additional business before the Council, the regular meeting adjourned at 8:11 p.m.

**Attest:**

BELINDA B. ANDERSON, MMC  
CLERK OF COUNCIL

APPROVED: 10/06/2025



EBONI A. JOHNSON  
PRESIDENT OF COUNCIL

POSTED: 10/07/2025