



Minutes of the Regular City Council Meeting
 Held November 3, 2025
 7:00 pm.

A regular meeting of the Oberlin City Council was held on November 3, 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 pm. Roll Call was taken as follows:

1. COUNCIL BUSINESS

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

Council Members:	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
- Jon Clark, Law Director
- Marin Fowler, Finance Director
- Belinda Anderson, Clerk of Council

- (b) Approval of Minutes – City Council Retreat – September 16, 2025; Special City Council Meeting – October 20, 2025; Regular City Council Meeting – October 20, 2025

The minutes were approved as submitted.

- (c) Hear a Year-End Composting Program Update from Bob Schanz of Barnes Nursery

Members of Council heard Linda Arbogast, Sustainability Coordinator, as she introduced Bob Schanz of Barnes Nursery, who provided an update on the compost program for Oberlin.

A copy of the presentation is attached to the minutes.

After the presentation, English asked how many households participate in the program. Schanz replied there are no clickers or counters on the bin, so we do not know how many people use it, but we do know how many people have signed up.

McFarlin inquired whether an increase in residents participating in the compost program would reduce the cost of residential pick-up, or if there is a fixed minimum cost. Schanz responded that they would evaluate this over the next five years and try to encourage more residents to participate. He noted that having more participants might help drive down the price.

Johnson asked how much waste was collected by those who get residential pick-up subscribers. Schanz noted that four tons have been collected from fourteen residents who participate in the residential collection.

Lopez asked why the collection site at the Oberlin IGA had been moved to Oberlin Community Services (OCS). Schanz replied that the area was not maintained well and the pavement was busting up, which could become a trip hazard. They obtained permission from the previous owner to place a couple of cans there. However, Oberlin Community Services has a nice location that is well-maintained and situated in a well-lit area.

2. ANY CONCERNS NOT ON THE AGENDA MAY BE BROUGHT TO THE ATTENTION OF THE COUNCIL AT THIS TIME

N/A

3. OPPORTUNITY FOR A REPORT FROM A CITY BOARD OR COMMISSION REPRESENTATIVE

N/A

4. OPPORTUNITY FOR A REPORT FROM AN ADMINISTRATIVE DEPARTMENT REPRESENTATIVE

N/A

5. OLD BUSINESS:

A. ORDINANCE No. 25-53 AC CMS: An Ordinance Authorizing the City Manager to Enter into an Agreement with the Nord Family Foundation for the Cooperative Use, Maintenance, Repair, and Improvement of Shared Improvements at Depot Park and the Depot Building Property.

The Clerk read the Ordinance by number and title only.

Peterson, seconded by English, moved for passage on the third reading of the Ordinance.

Clark noted two minor items that needed to be addressed, and they have been resolved.

Roll Call:
(Final Reading)

7 Ayes

0 Nays

Motion Carried

B. ORDINANCE No. 25-55 AC CMS: An Ordinance Adopting the Recommendation of the Planning Commission to Approve the Final Development Plan for the Oberlin Place Senior Housing Project

The Clerk read the Ordinance by number and title only.

New, seconded by Lopez, moved for passage on the second reading of the Ordinance.

Members of Council heard from Carrie Porter, Planning & Development Director, as she discussed the final development plan for the Oberlin Place Senior Housing Project.

New inquired whether the residents living near the proposed site for the senior housing project had any unresolved concerns. Porter responded that those who had concerns had attended the Planning Commission meeting and had discussed the matter with the developer, but she wasn't sure whether all concerns had been addressed.

English asked if the bicycle parking and storage issue had been resolved. Porter replied that we had shown some bike racks, and the developer explained that there would be indoor storage in the apartment building for the bikes. Most of the cottage units will have garages, allowing residents to store their bikes there.

Roll Call: 7 Ayes 0 Nays Motion Carried
(Second Reading)

C. ORDINANCE No. 25-56 AC CMS: An Ordinance Declaring 8.6994 Acres of Real Property Located at on U.S. Route 20 to be Surplus and Authorizing the City Manager to Sell Said Property to GPH Holdings, LLC to Go into Immediate Effect

The Clerk read the Ordinance by number and title only.

New, seconded by English, moved for passage on the second reading of the Ordinance.

Clark noted that he is working with GPH Holdings' legal counsel to finalize an agreement to present to the Council. It's not ready yet, so there is nothing to add to what's before you, but there will be something for the next reading of the Ordinance.

Roll Call: 7 Ayes 0 Nays Motion Carried
(Second Reading)

6. NEW BUSINESS:

A. ORDINANCE No. 25-57 AC CMS: An Ordinance Accepting the Bid of Buckeye Excavating & Construction, Inc. of Norwalk, Ohio for the Green Acres Subdivision Improvement Project to Go into Immediate Effect

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

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

Members of Council heard from Randal Roberts, City Engineer, as he discussed the proposed improvement project for the Green Acres Subdivision. This project will provide seventeen residential lots with utility stubs to each of those lots to make them shovel-ready for a builder. The

sanitary line will be extended south on Oberlin Road to provide service for a few lots that would not have it yet. The project offers stubs, sanitary, storm, and water lines to each lot. The storm sewer will be able to tap into the rear yard detention, as well as sump pumps and downspouts. Additionally, electrical distribution and electrical cabinets will be installed.

New asked why the Ordinance is being asked for immediate effect. Roberts replied that the contractor is ready to go. If we authorize it now, we can schedule a pre-construction meeting for November 11th as planned, and they can begin at the end of the month, focusing on sanitary and water lines this year before the weather gets too cold. There will be a hiatus during the winter months, and the project is expected to be completed early in the spring, on May 7. New asked what the landscape would look like in terms of whether it would resemble a construction site or remain fairly undisturbed. Roberts said that some mass grading is involved to ensure that the lots will drain equally. There are some swales to go in the backyards, so that when someone builds on a lot, they don't have water coming in from the neighboring lot. There will be some disturbance, but this will include seeding and restoration.

A discussion ensued on whether it would be best to wait or proceed with adding lines at the Green Acres site. Waltzer explained that it would be best to suspend this project due to the lack of a developer to build houses on the lots, and with Oberlin College students moving back on campus, there is now housing available in town. He wanted to caution the Council against proceeding with this project and spending nearly \$700,000 without a plan in place for the lots. Following lengthy discussion on whether to continue the project the remaining members of Council agreed that Green Acres has been talked about for years in terms of developing the land for something. Now is the time to get work started on this site rather than to keep delaying it over and over again.

English, seconded by Peterson, moved to waive the three-reading rule for Ordinance No. 25-57 CMS.

Roll Call: 6 Ayes 1 Nay Motion Carried
(Suspension of Rules) (Johnson, McFarlin, New, English, Lopez, Peterson) (Waltzer)

English, seconded by Lopez, moved that Ordinance No. 25-57 AC CMS goes into immediate effect to accept the bid within the time limitations provided by law.

Roll Call: 6 Ayes 1 Nay Motion Carried
(Effective Immediately) (Johnson, McFarlin, New, English, Lopez, Peterson) (Waltzer)

- B. RESOLUTION No. R25-15 CMS: A Resolution Designating Kristin Peterson as Delegate to Represent the City of Oberlin as a Member of the Board of Directors of the Ohio Municipal Electric Association.

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

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

Before deferring the discussion to Ms. Peterson, Clark mentioned that the legislation permits the Council to appoint an alternate later, allowing the next Council to make that appointment if needed.

Peterson stated that for nearly twenty years, Oberlin has had a voting seat on the Ohio Municipal Electric Association (OMEA), and a year ago, Oberlin was elected to a non-voting seat, which meant we could go to their meetings but could not vote on matters. According to their bylaws, it

had to be the highest elected official. That meant it would have been our council president who was unable to attend OMEA meetings in Columbus or the public power rallies in Washington, D.C., due to her schedule.

This year, Oberlin was once again elected to a voting seat. In September, OMEA revised its bylaws so that the seat no longer had to be held by the highest elected official, but by any elected official. The first OMEA meeting will take place in December, and the term for the seat is three-years. Peterson noted that having an alternate would be beneficial and suggested selecting one either before the end of this Council’s term or after the next City Council election to ensure continuity for the third year of the OMEA term, since she was term limited and would not be able to continue on the board.

English, seconded by Lopez, moved to waive the three-reading rule for Resolution No. R25-15 CMS.

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

Lopez, seconded by McFarlin, moved that Resolution No. R25-15 CMS goes into immediate effect to facilitate the transition from the Interim City Manager to a new City Manager to ensure the orderly operation of the day-to-day activities of the City.

Roll Call: 7 Ayes 0 Nays Motion Carried
(First, Final)

- C. RESOLUTION No. R25-16 AC CMS: A Resolution Amending Resolution No. R24-12, Establishing Procedures for Filing Vacancies on Municipal Boards and Commissions in the City of Oberlin, and Providing for an Orientation for New Members of Boards and Commissions.

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

New, seconded by McFarlin, moved for passage on the first reading of the Resolution.

Clark stated that he and the Clerk, in conjunction with Councilmember New, have revised the Resolution that establishes a more comprehensive approach to orientation for new members of boards and commissions. The language has been there, but it has rarely been used. What is trying to be done is to consolidate it so that all new members of boards and commissions would meet globally to receive the same orientation presented by him, the Clerk, and the City Manager. This will help people understand and follow the same set of rules for how their board functions, both procedurally and in terms of applicable laws, rather than having it done on an individual basis by a liaison on a board or commission.

English, seconded by Lopez, moved to waive the three-reading rule for Resolution No. R25-16 CMS.

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

Roll Call: 7 Ayes 0 Nays Motion Carried
(First, Final)

5. COUNCIL COMMUNICATIONS:

(A). Referrals

(B). Advocacy

(C). Correspondence

(D). Reports

Council members provided updates on board and commission meetings, initiatives, community events, and announced upcoming meeting dates.

6. CITY MANAGER’S REPORT:

City Manager Greg Holcomb reported on the following:

- Attended the Halloween Parade.
- Noted that the Oberlin Police Department is having its first annual Cram the Cruiser food drive from November 14 through the 17th. Residents can drop off non-perishable items at the police cruiser that will be parked outside the police department. All donations will be going to Oberlin Community Services. If there are any questions, you can email the police at oberlinpd.com.
- The City will participate in the Veterans’ Day event called Illuminate, which is part of Operation Green Light for Veterans, running from November 4 through the 11th. It is a nationwide effort uniting counties to support military veterans, and the initiative is led by the National Association of Counties.

7. OPPORTUNITY FOR OTHER APPOINTEES TO REPORT:

N/A

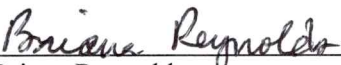
8. PUBLIC PARTICIPATION:

Jeff McConeghy, 281 Reserve Avenue, provided his input on the island currently located at Reserve Avenue, as well as his opinion on the proposed new island for the safe route to Wal-Mart, which he believes would not be a good idea.

9. ADJOURNMENT:

Being that there was no additional business before Council, the regular meeting adjourned at 8:29 pm.

Prepared by:



 Briana Reynolds
 Clerk of Council’s Assistant

Attest:



 BELINDA B. ANDERSON, MMC
 CLERK OF COUNCIL



 EBONI A. JOHNSON
 PRESIDENT OF COUNCIL

APPROVED: 11/17/2025

POSTED: 11/18/2025

Advancing Oberlin's Climate Action Plan

A Sustainable Reserve Fund Project



Teaming up
to reduce
food waste
responsibly.

Barnes
Composting

City of
Oberlin



▶ October 18, 2024- October 17, 2025

▶ Executing on the Fourth Year Plan:

1. Residential recycling drop off sites
2. Residential collection service
3. Business collection service
4. Compost distribution program

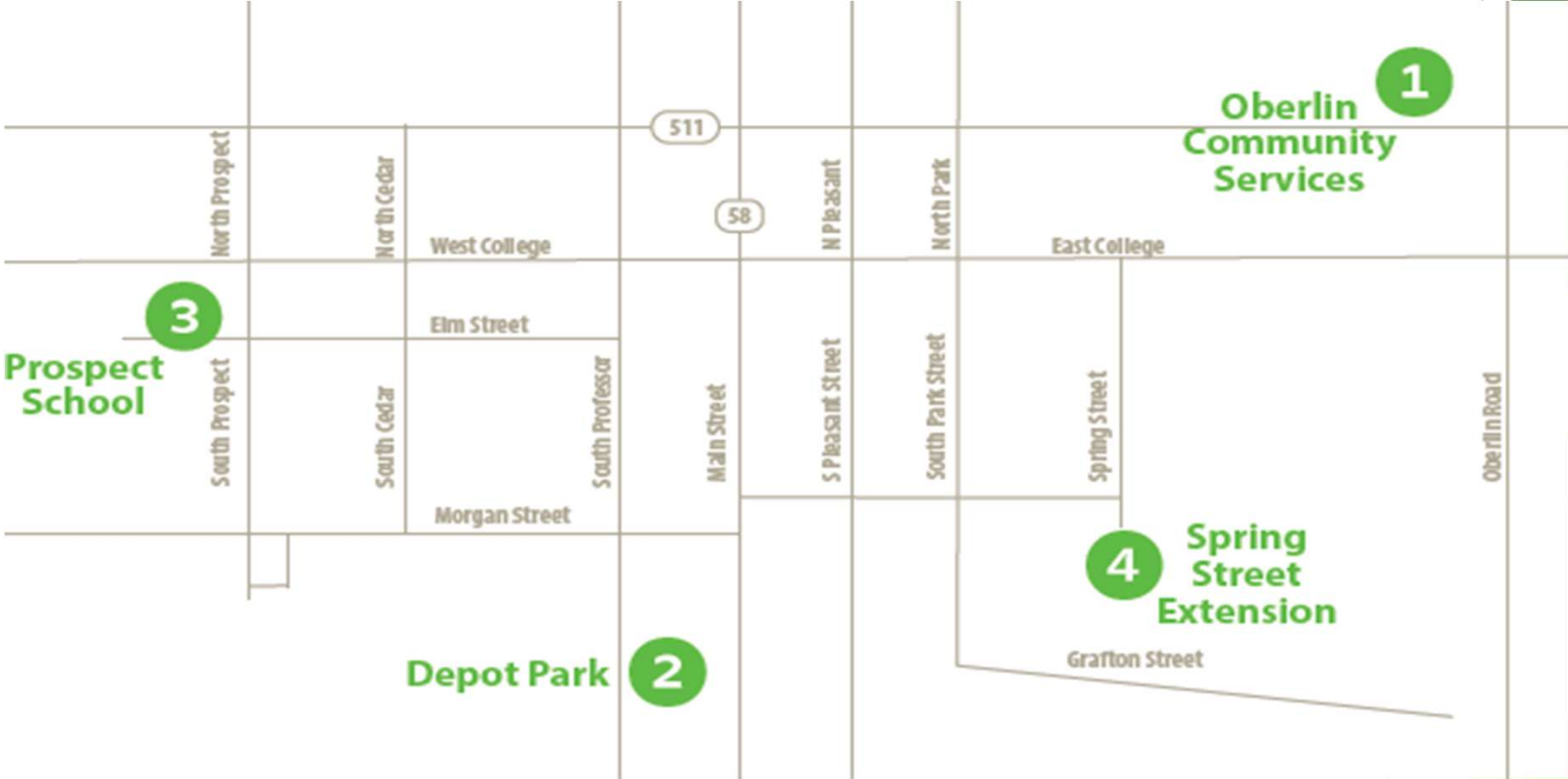


Residential Programs

**579 Households.
Up from 551 a year
ago.**

**37.8 Tons collected.
Previous year was
36.8 tons.**

Residential Recycling Drop-off Locations



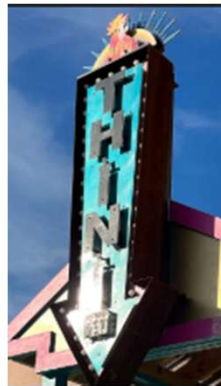
**14 Residents have
Residential Collection**

4 tons collected.



Business Collection Routes

104.9 tons collected. Up from 39.3 tons





**51.2 metric tons
of CO2E reduced**

**142.8 tons of
food scraps out
of the landfill**



**Equivalent to 5,760
gallons of gas
consumed**



Distribution: Compost for Gardening

- ▶ Barnes and the City of Oberlin hosted two compost distribution days and picked up 52 yards at the Glass Recycling drop-off location.
- ▶ 280 bags of was picked up by participating residents year-round at the Oberlin Enrichment and Activity Center.
- ▶ Oberlin Community Services received delivery of bulk compost for their food production gardens.



Distribution: Compost for Sports Fields

CITY OF OBERLIN RECREATION COMPLEX



Compost Use Benefits

- ▶ **Resilience to Climate Change:** By its ability to retain water, compost helps the environment and makes plants more drought resistant. Plants support Biodiversity.
- ▶ **Water Management:** When compost is applied to lawns and gardens, it reduces the amount of watering needed to keep the plants healthy. Compost conserves water due to its ability to retain and efficiently transfer water. Stormwater runoff is reduced when compost is used. Soils can absorb more stormwater and release it slowly when compost is used.
- ▶ **Local Food and Agriculture:** This goal is to increase local food availability by providing backyard gardeners and community gardens in Oberlin with compost. Compost improves the biological, chemical and structural health of soils. This helps both the plants that grow in that soil as well as supporting the surrounding ecosystem of worms, bugs, microbes, and others. Compost provides beneficial microbes to the soil, which increases nutrient availability to plants and also leads to increased plant production.



► Year Five Plan

1. Continue the three collection services
2. Make the compost distribution program year-round
 - Bulk Compost at Glass Recycling Drop-off location
 - Bagged at the Oberlin Enrichment and Activity Center
3. Promote the residential program through marketing efforts at our commercial locations
4. Work with the City's Office of Sustainability to develop the plan for food scrap recycling and compost use for the next five years. This is a component of City of Oberlin's Climate Action Plan.



***Thanks for Your Time
this evening!***

***Bob Schanz CCOM
Barnes Nursery***