

Minutes of October 16, 2025 Council

Meeting of the Clayton, Ohio City Council
Clayton Government Center
October 16, 2025

CALL TO ORDER

The meeting was called to order by Mayor Stevens at 7:30 PM. Present were Mayor Stevens and Councilmembers Farmer, Henning, Gorman, Merkle, Kelly, and Bachman.

CLERK'S REPORT

Clerk Seim presented the minutes of the October 2, 2025 Council work session. Motion by Gorman to approve the minutes as presented, motion was second by Kelly. All yeas, motion carried. Seim then presented the minutes of the October 2, 2025 Council meeting. Councilman Farmer requested charts he presented at the October 2nd meeting be added to the minutes. Motion by Gorman to approve the minutes as presented and to include Councilman Farmer's charts, motion was second by Merkle. All yeas, motion carried.

VISITOR'S COMMENTS

Earl Harlamert of the Park's Commission reminded everyone the Costume and Carvings event will be held Sunday, October 26th from 2 to 4 p.m. at Meadowbrook at Clayton. Pumpkins again this year were donated by the Wetzel family. There will be judging on costumes and pumpkin carvings.

Bill Seiter shared a copy of an agreement they received from DDC Management regarding plantings at the end of their property for the City's file.

OLD BUSINESS

Ordinance No. O – 07 – 25 – 09 An Ordinance Adopting and Modifying the Planning Commission's Recommendation to Approve the Final Development Plan of DDC Management, LLC with Specified Conditions, Submitted for Property Located near the Intersection of Westbrook Road and Union Road and Bearing Parcel I.D. Number M60 03207 0023 Comprised of 37.098 Acres within the City of Clayton, Ohio. Motion by Gorman to adopt this Ordinance, motion was second by Merkle. Voting: Farmer-yes, Henning-no, Gorman-yes, Merkle-yes, Kelly-yes, Bachman-abstain, and Stevens-yes. Motion passed 5-1 with one abstention.

Ordinance O – 09 – 25 – 25 A Resolution Adopting the Planning Commission's Recommendation to Approve, with Specified Conditions, the 17.135 Acre Preliminary and Final Subdivision Plan of Northwood Estates Section One for Property Bearing Parcel I.D. Number M60 03012 0022 and Located at the Northwest Corner of National Road and Haber Road and Containing 33.7313 Acres Located within the City of Clayton, Ohio.

Farmer asked if the City has received a copy of the final traffic impact study. Ms. Wittman stated, we have not. The current engineer is working with the old engineer to try to hammer out the details, all we have currently is the draft from June 2022.

Farmer stated, Mr. Oak said at the last meeting he was going to follow up with some information and did not. I have some very serious reservations in terms of public safety because of that

intersection. Would there be any room to put this off a vote until we get the final traffic impact study.

Stevens stated, I believe we should do the vote and then make sure that the study is done. I would say if they can't do it quickly, then I would say let's do another study.

Merkle stated, according to the information I've received, all the conditions that are stated in the engineers reports between our engineer and the developer's engineer have to be resolved in the course of construction development. Wittman stated correct, they have to be done before the pre-construction meeting. Merkle asked, before ground is broken, everything has to be worked out. Wittman replied, any conditions that are stated in the engineers' reports have to be complied with for this development to move forward.

Motion by Gorman to adopt this Ordinance, motion was second by Merkle. Voting: Farmer-no, Henning-no, Gorman-yes, Merkle-yes, Kelly-yes, Bachman-yes, and Stevens-yes. Motion passed 5-2.

NEW BUSINESS

Ordinance No. O – 10 – 25 – 26 An Ordinance Authorizing the following in Connection with the Northwood Estates Development: (A) Delineating an Overlay in Relation to the Proposed National and Haber Incentive Districts No. 1 and 2 within the City of Clayton, Ohio; and (B) Adopting a Written Economic Development Plan as to same, all as Pursuant to Ohio Revised Code Sections 5709.40(C), and Declaring an Emergency. Motion by Gorman to approve the Ordinance as an emergency, motion was second by Bachman. Voting: Farmer-no, Henning-no, Gorman-yes, Merkle-yes, Kelly-yes, Bachman-yes, and Stevens-yes. Motion passed 5-2. Motion by Gorman to approve the Ordinance, motion was second by Kelly. Voting: Farmer-no, Henning-no, Gorman-yes, Merkle-yes, Kelly-yes, Bachman-yes, and Stevens-yes. Motion passed 5-2.

Ordinance No. O – 10 – 25 – 27 An Ordinance Authorizing the City Manager to Accept the Dedication of the Specified Rights-of-Way at Hunters Path Phase 1. Randy Sanders, Public Service Director, advised the final inspection and punch list repair items have been completed in the first phase of Hunters Path, therefore we are accepting the extension of Fallgold Drive, Willow Road, Redwood Road and Falls Road. Motion by Merkle to approve the Ordinance, motion was second by Kelly. Voting: Farmer-yes, Henning-no, Gorman-yes, Merkle-yes, Kelly-yes, Bachman-abstain, and Stevens-yes. Motion passed 5-1 with one abstention.

Resolution No. R – 10 – 25 – 75 A Resolution Authorizing the City Manager to Enter into a Contract with Wagner Paving Inc. for Full-Depth Asphalt Repair on Wenger and Hoke Roads in the City of Clayton for the 2025 Fiscal Year. Sanders advised we request to enter into a contract with Wagner Paving Inc. for full-depth asphalt repair after two competitive bids were received. Motion by Gorman to approve the Resolution, motion was second by Henning. All yeas, motion carried.

CITY MANAGER'S REPORT

Elaine Wittman, Interim City Manager, advised Saturday is our Sweep Clayton Clean event from 8:00 a.m. until 12:00 p.m. or until the dumpsters are full, this will be at 200 Woolery Lane. Residents may dispose of any junk, storage, furniture, wood, tree, limbs, yard debris, but no hazardous materials or tires. As you're aware we were rained out earlier this month for our Fire,

Police and Service open house. It has been rescheduled for October 28th from 4:30 to 7:00 p.m. here at the Clayton Government Center. Included in your packets this evening, you will find the Ohio Auditor Financial Health indicators, and you will see the summary from 2015 to 2024. The City's outlook has improved, moving from one critical and two cautionary indicators last year to one cautionary indicator this year. Last spring the Northmont Art Department was rained out when they were going to do the mural at Hardscrabble Park, but they did get finished and it looks fabulous on the restroom building. They are finishing a few details and then we will post pictures on social media.

COUNCIL MEMBER COMMENTS

Bachman wished Earl (Harlamert) happy birthday. It has been a rough year for you, you're a wonderful man for everything you and your family do for the City, and we greatly appreciate it. Regarding our financial outlook, it is very positive moving forward. Passing the levy last fall was critical for the long-term outlook of the community. We had a council member request Meadowbrook numbers, they are similar to last year. Revenue is up, and total income over loss is about the same as last year. Congratulations to Ben in our service department on recently getting married at Meadowbrook. We have three weeks until the next meeting, and have had our local elections. I encourage everyone to go out and vote as local elections tend to have much lower turnout than the federal ones. Kelly wished happy birthday to her Dad. The Meadowbrook numbers through September overall look pretty good. I've been asked by several residents regarding flashing lights around the schools, can I put Linda Blum on the spot and ask her about the flashing lights. Ms. Blum stated she is the President of the Northmont Board of Education. We often get asked about flashing lights, school zone lights. We do have them on major thoroughfares like at the high school, the middle school, and the KPS early learning center and the preschool. The lights that I think you're being asked about are ones that are in residential areas like Northmoor and probably Northwood. The police officers from Clayton are always around watching and monitoring traffic. I know that once a month there is a conversation that takes place with the safety committee which involves the SROs, that is where this question should go and I'm happy to deliver that message. Ms. Kelly stated residents who moved into Hunter Path received a brochure advising students would be going to Northmoor, but it was a typo. Ms. Blum stated in the brochure they were told that, but they will be going to Northwood Elementary. Merkle reminded everyone November 4th is election day; make sure you get out and vote, and happy birthday Earl. Mr. Gorman wished everyone happy Halloween and I hope the kids will come to Costumes and Carvings, and bring your trash this Saturday to Woolery Lane and we'll get it taken care of for you. Also Earl, happy birthday. I hope all of you go out and vote on November 4th in the local elections. Mr. Henning, I also would like to say happy birthday, Earl, we appreciate all you do for the City. I know a lot of kids are looking forward to your Costumes and Carvings on October 26th. I just wanted to say, in my opinion, I hope that all of Council would support ORC 5709.40, the TIF fund is a municipal fund. The schools will not be potentially made whole unless we were to make some type of special agreement with the schools saying any remaining funds in there go to the schools. In my opinion, they would be getting a reduction and have no say at the table. It would be my preference that any remaining funds or an amount determined with maybe the Finance Director and City Manager go to the schools or be split with the schools. Otherwise, the schools are just out that revenue. I would encourage the City Manager to work with the schools on that as you prepare this TIF agreement. Kevin Schweitzer, Finance Director, advised that he and Ms. Wittman met with the schools on

Northwood Estates and had discussions. They said they would not support a 30-year term, but they were comfortable with a 10-year. Henning stated, I appreciate that, I'm just saying if there are remaining funds I think we need to be proactive with identifying who gets them versus them just going to the general fund. I also would add November 4th is election day. Early voting is going on now, we hope citizens go out and vote. We have some great candidates running this year, and I would encourage everybody to get out and vote. Farmer stated I didn't get to say everything I wanted to about Northwoods, but in PLAN Clayton that area was slated for commerce. It is prime frontage property along National Road and now we're going to be looking at the backs of homes. I'm not thrilled with that, especially when we're always looking for ways to grow business in our area. I also hit on safety at that intersection, that's been a concern. There was a letter I want to read, a letter to the editor way back when. The little story goes, "I've been riding on the bicycle trail for over a year. I might have to ride on the road because there are too many bumps on the bicycle trail, especially in my front yard. The rain has worn out the trail. I wish the paving company, or the cement company would do something about it. If they don't, I'll get up a petition and have proof that more people want that done than me." Signed. Ryan Farmer, age nine. Little foreshadowing there on the petitioning, wouldn't you say. Following up on that story is that trail went on for three more years. It was not fixed and ultimately more people riding on a road 30 miles an hour with no shoulder and a lady was killed on her bike. That hits close to home for me. Living close to that area, I tend to avoid that intersection because I know it's so busy. Even when school is not in session, it's quite busy. I hope that we will be taking the appropriate action on that especially adding all those people there, all those additional children that are on that path that want to get on the other side of the road. I think it's a valid public safety concern for the city. Earl, happy birthday to you, don't work too hard in our parks while you're celebrating your birthday. We have Halloween coming up, be safe out on the roads and watch for kids. Election day, be sure you get out and vote. I served in uniform to protect that right, so please exercise it. Stevens stated to your comments on the intersection, we've had this conversation for 10 years. We want a light there, and I believe every project we've brought forward for that area has included an improvement, including a light there. I don't know specifically on this one, but that has always been a concern and still remains a concern for everyone. Kevin on the financial economic indicators, they actually showed a pretty marked improvement. At our next meeting can you give us an idea why that is because there are two reasons that may have bumped it up. The real estate taxes have increased and we have new homes and new residents, did that help. I'm curious if it's those items or if there is something else that bumps that up as it looks really good. Hopefully, we'll see everyone at Sweep Clayton Clean on Saturday morning. We have an election coming up, and at our next meeting we are going to know the results. Good luck to everyone who is running, and I think the campaigns have been civilized. Get out and vote and we'll know more at our next meeting. Thanks to the staff and as always our Council for the good work that we do, and all the residents for your participation.

Motion by Gorman, second by Merkle to adjourn. All yeas, motion carried.

Meeting adjourned at 8:07 PM.