London City Council

20 S. Walnut Street, London, Ohio 43140

June 20, 2024 at 6:30pm

Minutes

Call to Order

The meeting was called to order by Council President Peters at 6:30pm. The Pledge of Allegiance was recited with a moment of Silent Reflection.

Roll Call

Present - *Councilman Eades, Councilman McDaniels, Councilman Hays, Council President Peters, Councilman Hitt, Councilwoman Treynor, Councilman Stahl Councilman Norman,*

Absent – 0

Minutes – Approval of June 6, 2024 minutes, approved by unanimous voice vote.

Public Hearing –

Motion to exit regular meeting and enter into Public Hearing by Councilman Norman, 2nd Councilman Hitt. The motion carried by the following vote:

Absent: 0

Affirmative: 7- Greg Eades, Brent McDaniels, Brent Hays, Andrew Hitt, Shannon Treynor, John Stahl, Michael Norman

Against: 0

RESOLUTION 137-24 Sponsored by: Andrew Hitt A RESOLUTION adopting the recommendations of the planning commission. The Planning Commission has met and approved the attached plans.

Motion to exit Public Hearing and enter into regular meeting by Councilman Norman, 2nd Councilman Stahl. The motion carried by the following vote:

Absent: 0

Affirmative: 7- Greg Eades, Brent McDaniels, Brent Hays, Andrew Hitt, Shannon Treynor, John Stahl, Michael Norman

Against: 0

Communications/Announcements – none

Audience Concerns

Tommy Boyd, 48 N. Union St, I have a few items about grants and different projects.

First - #13,500,000 for Eastside sewer trunk project. I'm curious, we applied for $5million grant with OPWC, are we proceeding?

Mr. Castle – Mid-Ohio will be filling

Mr. Boyd – Asked about Council members on the Mid-Ohio Board.

President Peters – Two Council members are on the Board and they can address any questions regarding this grant. Probably in the next month or two.

Second – CDBG $1.8million OPWC grant for Ward 3 sewer project. There's a $750,000 grant and we were awarded $700,000 grant. Is this the same grant or a separate grant?

Mr. Castle – Separate

Second – CDBG project - $62,000 spent for playground equipment. $142,000 was allotted for the project. Can the remaining balance be used for a 2nd shelter house?

Mr. Castle – The balance was transferred for the storm water & fire hydrant projects in that area. We felt the money could be better spent on those projects. It's better spent at this time.

Mr. Boyd – Lastly, as long its spent because if it's not used, we could get less money in the future.

Councilman Norman – Where did you get the information about a $5million grant?

Mr. Boyd – Madison Messenger, December 2023.

Councilman Norman – Why would we transfer to Mid-Ohio and not apply for the $5million?

Mr. Castle – We were in the process of moving to Mid-Ohio and forwarded the information to them.

Councilman Eades – When is the court date?

Mr. Castle – Tomorrow at 9:00am

Committee Reports

Personnel & Finance Committee
(Department reports are attached to committee meeting minutes.)

- *Councilman Eades* – Personnel & Finance Committee. Revenue for the year $9,337,000, expenses for the year are about $7.7 million. Taxes are flat with General Fund at 1.9% increase and Fire with 1.34% increase. There are a number of items coming up tonight:
    - Street Department went into contract with a company to come look at and grade our streets. They found 48 streets failed on their grading system. $960,000 is set aside this year for the streets. According to Mr. Castle, that's probably going to be enough to fix four streets this year, right?

  Mr. Castle – He's probably got more then four streets that he'll address. There are four groups with different kinds of work to address with different kinds of surface repairs.

  Councilman Eades – Awarded $200,000+ for handicap sections. It won't be enough to get all of them done. Next meeting is 7/8 at 5:30pm.
- *Councilman Hitt* –
- *Councilwoman Treynor* – Discussed:
    - Will receive federal grant for Police Department early 2025
    - Need budget first, before they'll disburse. $950,000 for phase 1
    - $9 million total for project, $5 million grant = balance of $4 million
    - Lock in loan rates, need to take action
    - Concerns – lose a couple of businesses. A loss of $44,000 in taxes?
    - Increase of population, will hopefully provide an increase in income tax

Public Service Committee

- *Councilman Hitt* – Discussed:
    - Ward boundaries
    - Cat legislation
    - Installing bike racks
    - Additional signage at crosswalks
    - Next meeting 7/9 at 5:00pm
    - The new Parks & Rec assistant caught several people in vandalism. The position is already paying off.

- *Councilman Norman* – We have a work session, Monday 6/10 at 6:30pm or after the Finance Committee meeting, whichever comes first. It's a working session for the Ward boundaries. The public is welcome.
- *Councilman McDaniels* – Read Parks & Rec report

Public Safety Committee

- *Councilman Hays* – New business – legislation coming tonight, 88 South St alley vacate and lot at the rear of City Hall alley vacate. Old business – area past the hospital there are places there are no sidewalks. It would cost $3500-$7000 for property owners. I want to remind everyone about fireworks safety. The Police Department will post on their social media about fireworks safety. Next meeting is 7/9 at 6:00pm.
- *Councilman McDaniels* – Read Fire/EMS report
- *Councilman Stahl* – Read Police Department report

City Official Reports

Mayor – not in attendance

Safety Service Director Castle – Nothing to report, but I did find out about that grant. It's through Ohio Department of Development and Mid-Ohio did apply for it. There won't be another Council meeting for a month and there is legislation that needs attention, since the July 4th meeting is cancelled.

Councilman Norman – Can you give an update on the digital sign?

Mr. Castle – Mayor is researching it.

Old Business

3rd Reading

RESOLUTION 132-24 Sponsored by: Shannon Treynor A RESOLUTION increasing appropriations. ODOT completed a project within the City limits; and the City has received an invoice for this work; and the available funds must be appropriated prior to expenditure.

Councilwoman Treynor – Reviewed legislation details

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

Absent: 0

Affirmative: 7- Greg Eades, Brent McDaniels, Brent Hays, Andrew Hitt,

Shannon Treynor, John Stahl, Michael Norman

Against: 0

RESOLUTION 133-24 Sponsored by: Shannon Treynor A RESOLUTION authorizing auditor's warrant for payment. There is currently due to Treasurer of the State of Ohio an invoice in the amount of fifteen thousand two hundred seventy eight dollars and sixty cents. ($15,278.60)

Councilwoman Treynor – A continuation of 132-24

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

Absent: 0

Affirmative: 7- Greg Eades, Brent McDaniels, Rich Hays, Andrew Hitt, Shannon Treynor, John Stahl, Michael Norman

Against: 0

RESOLUTION 137-24 Sponsored by: Andrew Hitt A RESOLUTION adopting the recommendations of the planning commission. The Planning Commission has met and approved the attached plans.

Councilman Hitt – This is London Landing Phase III and includes 77 properties.

Councilman Eades – Ask Mr. Castle about the traffic study. Did the Planning Commission accept it?

Mr. Castle – The study found no warrant for extra lanes or light.

Public Hearing scheduled for June 20, 2024 during the regular Council meeting

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

Absent: 0

Affirmative: 6- Greg Eades, Rich Hays, Andrew Hitt, Shannon Treynor, John Stahl, Michael Norman

Against: 1- Brent McDaniels

2nd Reading

ORDINANCE 140-24 Sponsored by: Andrew Hitt An ORDINANCE vacating an alley. Alley between 211 & 213 Toland St.

Councilman Hitt – This was approved before, but a piece of the property is own by Columbia Gas. He can't get ahold of them and they aren't returning communication. This legislation removes the Columbia Gas property, so we can get this request completed.

Public Hearing scheduled for July 18, 2024 during the regular Council meeting

Leave for 3rd Reading

RESOLUTION 141-24 Sponsored by: Brent McDaniel A RESOLUTION to establish the London parks and recreation ambassador program.

Councilman McDaniel – This is going to give the Parks and Recs another tool to handle vandalism and bullying.

Councilman Norman – Can we amend the legislation and add a time frame?

President Peters – We're here to pass legislation and Ordinances, not time lines.

Councilman Eades – I understand what Councilman Norman is trying to question. If it gets passed and then nothing happens with it. He now addresses Councilman McDaniels, if we don't have buy in from Parks & Rec, Administration or Council, I feel it'll just sit there. Do you feel that there's buy in on this?

Councilman McDaniels – It will only be successful as they want it to be. It's been proven successful across the country.

Councilman Norman – Concern with this legislation just sitting there.

Councilwoman Treynor – Concerns with over stepping this Council's position. Parks & Rec has the ability to do this now and they don't need this legislation to establish this program. There's no money involved. I don't see what this accomplishes.

Councilman Hitt – Any people show any interest in volunteering?

Councilman McDaniels – Yes

Motion to suspend the 3-reading rule by Councilman Norman, 2nd Councilman McDaniels. The motion failed by the following vote:

Absent: 0

Affirmative: 5- Greg Eades, Brent McDaniels, Rich Hays, Andrew Hitt, Michael Norman

Against: 2- Shannon Treynor, John Stahl

Leave for 3rd Reading

New Business

ORDINANCE 142-24 Sponsored by: John Stahl An ORDINANCE vacating an alley. The City has received a petition to vacate an alley, west side of 88 South St going north to south from South St. Between parcels 31-00470.000 & 31-01766.000.

Councilman Stahl – Reviewed the Ordinance details

Councilman Eades – There's no driveway or garage on this property. Do we split the alley?

President Peters – Yes

Public Hearing scheduled for July 18, 2024 during the regular Council meeting

Leave for 2nd Reading

ORDINANCE 143-24 Sponsored by: John Stahl An ORDINANCE vacating an alley. This Council finds there is good cause for vacating an alley, behind City Hall and London Dental Care.

Councilman Stahl – Review Ordinance details

President Peters – Why do we want to vacate this alley?

Mr. Castle – The dental office is currently using that space as their parking lot. The land should have transferred to the city, but it didn't. I talked to the school about this parcel and finishing the transfer. The plan is to propose it to be re-surveyed and plotted. Property owners near the property are currently using the alley for parking and a garage. We plan to reach out to them to work with the city.

Councilman Hitt – Can they purchase the property from the city?

Mr. Castle – Yes, but want to talk to the Law Director first.

President Peters – Does the dental office own the lot next to their parking lot?

Mr. Castle – No. That'll be the city's once it's transferred. The dental office uses it for entrance to their parking lot. We'll work with the dental office and funeral home. Needs to be re-platted.

Councilman Eades – On the legislation 142-24, parcel numbers are listed, but there are no parcel numbers listed. Why not?

Mr. Castle – The Law Director said it doesn't need to be.

Councilman Eades – Can we do lease agreements?

Mr. Castle – Can't offer to sale because we'd have to put it up for bid, but leasing is

an option.

Councilman Norman – Have we reached out to the property owners?

Mr. Castle - No

Public Hearing scheduled for July 18, 2024 during the regular Council meeting

Leave for 2nd Reading

RESOLUTION 144-24 Sponsored by: Andrew Hitt A RESOLUTION authorizing the Safety Service Director to apply for a loan. The City would like to apply for a loan; and the Safety Service Director will need to apply for this loan to construct the police department.

Councilman Hitt – Reviewed the Resolution details

Chief Nicols – Any questions? Important to go with the whole $4 million debt service. It's $218,000/year, could reduce square footage with a payment of $192,500. Take away fitness area and carport. We'll probably regret in the future. We are planning for the future of growth. The quote began at $12 million and reduced it to $9 million.

Councilman McDaniels – Complements Chief Nicols for all of his work. We tried to pass a levy to get 1/3 paid and you got over 1/2 of it paid through grant money. Great job!

Councilman Hays - I've been through this before and the city left off some items. An officer got hurt because of it. It's been rectified now. The Chief has a good plan. Great job!

Councilman Eades – Question directed to Chief Nicols. This legislation was first looked at in Finance. The plans are looking at or visioning the growth of the department. Not building it to fit today, looking at the future.

Chief Nicols – We're looking at the future. Some items we cut, but there's room to grow. This plan is a bench mark. There could be changes, but not over the square footage. I hope you have confidence that we know what we are doing.

Councilman Eades – One thing, we want it to be safe. You have the "safe room" up front.

Chief Nicols – Yes. We have people running into the police department to be safe. This allows someone to go into this room, which is bullet proof and the doors can lock. It also doubles as an interview room.

Councilman Eades – When I was a dispatcher, people would run in and the doors wouldn't lock. We couldn't help them.

Councilman Norman – Two years ago we had this on the ballet and it failed. What I admire most about you is you went out and looked for money. I appreciate the efforts you put forward.

Chief Nicols – I didn't do much. It's the conditions we work in. Space isn't efficient. We've looked at ways to save money, it's just not safe. You have a chance tonight to pass this legislation and secure interest rate. USDA Rural Development loan, locked in at 3.5%. When locked in, the rate will never go up, but it could go down as interest rates go down.

Councilwoman Treynor - **Her microphone is off and couldn't clearly hear the details of her comment.

Councilman Norman – Can we get this out to the public so they can see it?

Chief Nicols – When we finalize the plans, we plan to provide them to the public.

Councilman Hitt – This could help recruitment and retention of officer. This building could help?

Chief Nicols – Yes. The intangibles, fitness room and officer wellness program, will help. Can't put a price tag on it. The imagine, vision of this building, is to be part of the community and a respected agency.

Councilman Hays – Did you help with Marysville's building?

Chief Nicols – I did. They built it for growth and it's getting pretty full already.

David King – Because of 9/11, there was discussion about moving the agency to a different building, but now there are specific requirements for a police department building. Rehab to the existing building will need to be stripped to the bones to meet federal requirements and this option is too expensive.

Councilman Norman – Have you worked on buildings like this in the past?

Mr. King – Little over 40 buildings in over 44 years in this business. Including fire departments and city halls. Councilwoman, I appreciate your comment about a work in progress. It's exactly that. Councilman Hitt, your question about attracting recruits and retention. Our firm is a member of the International Association of Chief of Police and the Ohio Association Chiefs of Police. Going to their seminars and workshops, there are many questions about recruitment and retention. What you're looking at now is the first step. We recommend hiring a Constriction Manager at Risk (CMR). It's a good way to go. We can help with writing the RFQ and follow up with the contract, engage with the rural development staff through the process. I want to get that started.

Councilman Eades – Chief I say this respectfully, but I disagree with you. Suspending the rules tonight. I understand this is a police department and your heart and soul are in this, but this is $4 million and the pubic hasn't seen this yet.

It's $4 million the city of London will take on. I'll tell you now that I will not vote for a suspension of the rules. I didn't do it before and I'm not going to do it tonight. I have no doubt it'll go through, but I don't want to suspend the rules before the public can hear about it.

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

Absent: 0

Affirmative: 5- Brent McDaniels, Rich Hays, Andrew Hitt, John Stahl, Michael Norman

Against: 2- Shannon Treynor, Greg Eades

Leave for 2nd Reading

RESOLUTION 145-24 Sponsored by: Andrew Hitt A RESOLUTION authorizing the Safety Service Director to enter into contract with Horne & King Architects Inc. The City is in need of a architectural services to construct the police department.

Councilman Hitt – Reviewed the legislation details

Councilman Norman – Is there a reason we can't suspend the 3-reading rule? He's already done some work on this project.

Councilman Hitt – Are there 4 phases?

Mr. King – Correct. Design, Construction drawing, CMR on boarding, Construction. There's a one-year warranty. We come back in 11 months to inspect everything to ensure it's working and if not, to get everything fixed that is broken.

Councilman Hitt – Next legislation pays for Phase 1?

Mr. King – The contract we submitted is for the whole thing.

Motion to suspend the 3-reading rule by Councilman Norman, 2nd Councilman Hitt. The motion failed by the following vote:

Absent: 0

Affirmative: 5- Rich Hays, Andrew Hitt, Shannon Treynor, John Stahl, Michael Norman

Against: 2- Brent McDaniels, Greg Eades

Leave for 2nd Reading

RESOLUTION 146-24 Sponsored by: Andrew Hitt A RESOLUTION increasing

appropriations. The City needs to pay the schematic design phase for the architectural contract.

Councilman Hitt – Reviewed legislation details. Question directed to Mr. King, is it 10% of $951,000 to be paid?

Mr. King – That 10% is the entire process.

Mr. Castle – There's things that need to be done. He's the architect on file with the city.

Councilman Norman – So, he's, our architect?

Mr. Castle – According to Jennifer we don't need to put out to bid because he is a specialized entity.

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

Absent: 0

Affirmative: 6- Greg Eades, Rich Hays, Andrew Hitt, Shannon Treynor, John Stahl, Michael Norman

Against: 1- Brent McDaniels

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

Absent: 0

Affirmative: 7- Greg Eades, Brent McDaniels, Rich Hays, Andrew Hitt, Shannon Treynor, John Stahl, Michael Norman

Against: 0

RESOLUTION 147-24 Sponsored by: Michael Norman A RESOLUTION amending 151-23 establishing a trap-spay/neuter-return program. This Council has identified the issue of feral cats throughout the City to be a concern for the health and well-being of the community.

Councilman Norman – Reviewed Resolution 147-24 to compare amendment to Resolution 151-23. Change reimbursement costs to adjust for higher costs.

Mr. Castle – It was discussed to change to no "cost" to refund. They would need to provide a receipt and we'd reimburse.

Councilman Norman – Discussion to change regulation was well vetted and agreed.

Mr. Castle – They were going to provide training for the traps.

Councilwoman Treynor - **Microphone is not on and I couldn't hear her comment.

Mr. Castle – This program wasn't promoted much. There is only one vet who accept the vouchers, Sunnyside.

Councilman Eades - $5,000 appropriated for the reimbursements?

Mr. Castle – Yes. We carried over from last year.

Councilman Stahl - They'd like to buy more traps?

Mr. Castle – Yes

Councilman Eades – Do you want to amend to take costs out or talk to the Law Director?

Councilman Norman – We talked about the amounts. I think we should keep it the way it is.

Leave for 2nd reading

ORDINANCE 148-24 Sponsored by: Greg Eades An ORDINANCE approving and authorizing the execution and delivery of a Community Reinvestment Area Agreement.

Councilman Eades – This is for the property owner and not with Aldi. Building and lease to Aldi. There shouldn't be a public hearing scheduled for this legislation.

~~*Public Hearing scheduled for July 18, 2024 during the regular Council meeting*~~

Corey Corbin, Coughlin Develop – The building is 20,000 sq ft. Once open there will be 10 fulltime and 6 parttime employees. It'll cost $5 million to build out. We chose to be conservative with our request to the city, with a75%, 12 year abatement. We spoke with the school. Opening is planned for late Q1 or early Q2 of 2025. We are excited.

Councilman Hitt – What was the school's response?

Mr. Corbin -There's very little impact to the schools, but they were receptive and exited for the grocery store.

Councilman Eades - A point Mr. Corbin made, only asking for 75% with a 12 year abatement and not asking for 100% with a 15 year abatement. I appreciate that they are willing to step down for that. If London is where growth is coming, we are setting a precedent for this. I appreciate that you aren't asking for the maximum.

Mr. Corbin – We want to be a good partner with the city. We're continuing to

market the center and attracting other businesses. So, we want a good relationship for years to come.

Mr. Castle – The timing on this?

Mr. Corbin – We brought this to Finance and on to Council as an emergency so we can start permits.

Mr. Castle – Conditional on when the project can start.

Councilman Eades – We don't need to have a public hearing.

Mr. Castle – We did not request a public hearing.
Clerk Miller – Janel stated a public hearing in an email, but it looks like she was asking if it needed one.

Mr. Castle – She wasn't sure, but the answer is no.

Mr. Corbin – This is their new design. So, London will be one of the first with the new design.

Councilman Eades – Are you going to change the layout of the parking lot?

Mr. Corbin – Yes. At the same time of this build we are going to do a parking lot improvement.

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

Absent: 0

Affirmative: 6- Greg Eades, Rich Hays, Andrew Hitt, Shannon Treynor, John Stahl, Michael Norman

Against: 1- Brent McDaniels

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

Absent: 0

Affirmative: 7- Greg Eades, Brent McDaniels, Rich Hays, Andrew Hitt, Shannon Treynor, John Stahl, Michael Norman

Against: 0

Round Table

Councilman Norman – The Strawberry Festival is this week. Two bands a day, the weather is good with only spotty rain. Thanks to everyone who came out tonight. I'm excited about the new Police Department. If you haven't been to our current Police Department, it's something to see. Not a very nice facility.

Councilman Stahl – Strawberry Festival is this week. Sgt Combs is our Grand Marshal at this Saturday's parade. Him and his retiring dog. We picked them because they do an amazing job. We missed a whole lunch with everyone setting up in the morning, instead of the night before. When the fire department turned on the water, they asked who authorized this? Chief Eades & Mayor Closser. The firefighter responded with, I wouldn't have allowed it because if Big Red had to come, they wouldn't be able to put out the stabilizing legs. I didn't understand most of what he was explaining, but it had something to do with height of the building. The fair will be here before next meeting. So, support the kids at the fair. Happy 4th of July.

Councilwoman Treynor – The last several weeks I've been assisting as both a musician and on the Board for Madison County Arts Council musical. Disney's Beauty & the Beast. This is one you don't want to miss, 7/18, 7/19, & 7/20 at London High School. Tickets can be purchased online at madisoncountyartscouncil.org. This is why I'll miss the next meeting on 7/18. Get out there and support your local arts.

Councilman Hitt – I do not have anything

President Peters – Reminder, the next meeting is 7/18.

Councilman Hays – Mrs. Treynor does a good job. I applaud her. Firework – use a little common sense. Don't put someone's eye out or blow someone's handoff. On policy thing, we are going to be out for a while. I think we should revisit a special meeting in about a week to 10 days. Get this thing going. I would throw it out there and see what you think. This is important. Thank you.

Councilman McDaniels – I'd like to thank all two of you for coming out tonight. Six months in and it's been a learning experience. Be courteous to your neighbors and be safe with fire sticks.

Councilman Eades – London Lion's Summer Bash was a success! We had 200-300 people at Cowling Park. Thanks to Tammy Brasket, new parttime position, for being there. There was a meeting today for a new thing for the city. I'm not going to talk about that, but I asked David Kehl, Madison County Development Director, of any interest in the Honeywell building. He said there has been three, nothing concrete. Have a wonderful 4th of July and Fireworks on the 3rd of July.

Adjournment

Motion to adjourn at 8:29pm

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

Kris Miller, Council Clerk	Josh Peters, Council President
Date	Date