London City Council

Personnel, Budget and Finance Committee - Meeting Minutes

20 S. Walnut Street, London, Ohio 43140

July 11, 2023 at 6:00pm

Call to Order by Councilman Peters at 6:00pm

Roll Call – Present –Chair Councilman Peters, Councilman Stahl, Councilman Eades, Councilman Hays

City Officials/guests in attendance: Sue Mosier – Treasurer, Rex Castle – Safety Service Director, Kris Miller – Council Clerk, Amy Marsh – Tax Director, Tommy Boyd, Michael Norman, Steve Lelonek - BPU

Minutes – Approval of June 5, 2023 minutes, approved by 3 voice votes

Auditor's Update

- June books are closed
- Overall (MTD) – Revenue $ 1,517,730.55
  Expenses $ 1,600,979.80
  Overall (YTD) – Revenue $ 11,492,911.28
  Expenses $ 10,901,587.11

Kenna - Expenses for the year are slightly over, but include encumbrances.

Councilman Eades - Discussed transferring $200,000 from the budget to the fire department fund.

Motion to transfer $200,000 from the budget to the fire department fund by Councilman Peters, 2nd Councilman Eades, the motion carried with 3 in favor and 0 against by voice vote.
Sponsored by Councilman Eades

Kenna - Will need to decrease appropriations on the line it was originally accounted for and then do the fund transfer.

Old business:

- None

New business:

- Increase Appropriations LETF Fund $26,863.34 -

- Kenna - proposed increasing appropriations to $26,863.34 for the purchase of handguns and accessories for the whole police department.

Motion to send to Council by Councilman Peters, 2nd Councilman Stahl, the motion carried with 3 in favor and 0 against by voice vote with emergency clause. Sponsored by Councilman Peters

- OPWC Apply & Accept
  - Steve Lelonek, BPU - noted that the loan for the infrastructure improvement was for $188,000, for the replacement the main water line on Main Street. Discussed an agreement with the prison farm and Mid-Ohio to bring their main down. This is part of the $18 million infrastructure improvement. Noted that the loan request for the upgrade of the main water line on Main Street was for $188,000
  - *Councilman Peters* asked when the project would start.
  - Mr. Lelonek noted that the suppliers were six to nine months out on the galvanized pipe, but had sent a very wonderful email today saying the pipe was already in. The project was expected to take 90 days.
  - Rex Castle noted that the project was due by the end of the month.
  - *Late note added, 8/4/2023 – Legislation is correct, but after the Finance meeting, this request is to apply for a loan for the East Hight St water plant upgrade. The dollar amount will follow and a request to accept later (Rex Castle).*

Motion to send to Council by Councilman Peters, 2nd Councilman Stahl, the motion carried with 3 in favor and 0 against by voice vote. Sponsored by Henry Comer

- Selling Parcel 31-02617.003
  - Rex Castle discussed parcel of town by city, which is a ditch line with some other ground beside it. Resident contacted about buying a piece of the parcel. Ran this by Jennifer and she agreed that a survey and property split would be necessary to sell the piece. Suggested that the resident could meet with neighbors to survey and subdivide the parcel, and then sell it to them. This would take some expense off the city.
  - The city will no longer need to maintain the ditch line as it has been done in the past.
  - *Councilman Eades* - suggested a sealed bid process to purchase the remaining area.
  - *Councilman Peters* requests a minimum bid and leave on for next month under Old Business
- COBRA Donation Money
  - Kenna – Received donations of $6500 for Police Department and $6500 for Fire/EMS Department

Motion to send to Council by Councilman Eades, 2nd Councilman Stahl, the motion carried with 3 in favor and 0 against by voice vote. Sponsored by Greg Eades

- East Side Trunk Sewer - Contract with Land Owner for Easements
    - Steve Lelonek, BPU - explained that the city is ready to sign an agreement with MTB for the Eastside Trunk sewer line. Noted that the contract does not contain the actual survey exhibits, but these will be done by Friday. Described the benefits of the contract, including that the city will not have to pay any costs and that MTB has been fair in their negotiations. Discussed the possibility of entertaining with the county or other municipalities for up to 2025. Noted that the agreement includes tapping credits, not usage credits. Noted that the agreement includes tapping credits, with a value of $11,000 per acre for 6.5 acres. BPU is very happy with this agreement, which costs the city nothing. Tap fees will be used to pay for the $18 million discussed earlier. The initial offering was in the $16-17/acre range, which was negotiated by purchase. 6.5 acres will result in a $70-75,000 credit for the city. If the real property is not already located within the city's corporate limits, the owner must agree to pay the tap fee as a condition of obtaining the first annex to real property in the city. The tap fee is $8,000 for water and $4,500 for sewer. This is a non-monetary transaction to the BPU or the city, as it is an agreement on future tap fees.
    - *Councilman Eades/Peters* - This sets a precedent for future agreements.
    - Rex Castle - According to John, this is the way all cities do this.

Motion to send to Council by Councilman Peters, 2nd Councilman Stahl, the motion carried with 2 in favor, Councilman Eades abstains and 0 against by voice vote with emergency clause. Sponsored by Henry Comer.

- CRA
    - Requesting the same type of deal on seven other properties that he has rehabbed, and does not want the property.
    - Asking for 15 years on the deal, which is the same as the other seven properties.
    - Raised the question of whether the same deal should be offered to another company that has requested a reduction from 75% to 25%.
    - The property has 20-39 apartments, which will be renovated.

Motion to send to Council by Councilman Stahl, 2nd Councilman Peters, the motion carried with 3 in favor and 0 against by voice vote with emergency clause. Sponsored by Josh Peters.

- Contract w/County to Manage Water Plant
    - Steve Lelonek - Explained that the BPU needs a water superintendent and that they had interviewed several candidates. Noted that Mid-Ohio had offered an agreement to act as superintendent to operate the water systems, which would save the city money. Explained that the agreement would provide four class two water operators, a compliance coordinator, and streamline operations.
    - Explained that conversations about regionalization have been ongoing for the past three years. Suggested that joining the district would be a win-win. Noted

that there are assets, liabilities, and loans to consider. Stated that conversations are ongoing with the county commissioners. Described the opposition to the possibility of a wastewater treatment plant being built near the golf course.
  - Noted that the city could accommodate sewage from Plain City.
  - Asked what joining the district would do for the city.
  - Steve stated that it would take the responsibility of utilities off of the city administration.

Motion to send to Council by Councilman Stahl, 2nd Councilman Peters, the motion carried with 3 in favor and 0 against by voice vote with emergency clause. Sponsored by Rich Hays.

- Strength Ordinance
  - The amount of license levels at the Water Department. It's limited to 3-4 out of 7. Change to 7 total with no differences in license levels.

Motion to send to Council by Councilman Stahl, 2nd Councilman Peters, the motion carried with 3 in favor and 0 against by voice vote with emergency clause. Sponsored by Rich Hays.

- Fund transfer – 317 to 412
  - Explained that funds from fund 317 to 412 can be legally moved for ORC 57005.14 to pay for the loan, which will save $95,000 in fund transfers next year. Asked how the funds were collected and was informed that it was done with the advice of the auditors. Clarified that the 412 was the fund that was currently paid out of.

Motion to send to Council by Councilman Eades, 2nd Councilman Stahl, the motion carried with 3 in favor and 0 against by voice vote. Sponsored by Greg Eades

- Appropriation increase – 236 fund
  - Kenna advised the committee that there is some money left in 236 funds from a prior levy fund, before 228 fund was created. 236 fund was used for payroll and operating expenses. We're just going to use it as a partial payroll run for the Fire Department, $26,722.46.

Motion to send to Council by Councilman Peters, 2nd Councilman Eades, the motion carried with 3 in favor and 0 against by voice vote. Sponsored by Greg Eades

- Demo Costs/Assess Taxes
  - House to be torn down on Stuart and asses the cost to the taxes.

Motion to send to Council by Councilman Peters, 2nd Councilman Eades, the motion carried with 3 in favor and 0 against by voice vote with emergency clause. Sponsored by Josh Peters

Department heads update:

Taxation: Amy Marsh – reported that for the month of June, up 7.9% and general up 8.6% for the year. For fire, the performance for the month of June was at 5.71%, for the year up 0.73%.

Treasurer: Sue Mosier – nothing to report

Police Department: Chief Nicols – not present

Fire/EMS Department: Chief Eades – not present

Rex Castle – Mentioned that Omni is boring throughout the city, laying their fiber lines

Councilman Peters – Starting next month lets move Department Heads to after the Auditor's report.

Next meeting 8/7/2023 at 6:00pm

Adjourn at 7:19pm