RECORD OF PROCEEDINGS
Minutes of London City Council Meeting
Casto & Harris Inc. Form S-301 814026210
Held April 3, 2025 20

London City Council

20 S. Walnut Street, London, Ohio 43140

April 3, 2025 at 6:30pm

Minutes

Call to Order

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

Roll Call

Present – *President Peters, Councilman Eades, Councilman Hays, Councilman McDaniels, Councilman Stahl, Councilwoman Treynor, Councilwoman Jackman*

Absent – Councilman Hitt

Motion to exit regular meeting and enter into Executive Session to consider certain confidential information related to economic development administered under ORC 5709.43 by Councilwoman Treynor, 2nd Councilman Stahl. The motion carried by the following vote

Absent:	**1-**	**Hitt**
Affirmative:	**6-**	**Treynor, Eades, Hays, McDaniels, Stahl, Jackman**
Against:	**0-**	

Motion to exit executive session and enter into regular meeting by Councilwoman Treynor, 2nd Councilman Stahl. The motion carried by the following vote

Absent:	**1-**	**Hitt**
Affirmative:	**6-**	**Treynor, Eades, Hays, McDaniels, Stahl, Jackman**
Against:	**0-**	

Minutes – Approval of March 20, 2025 minutes, approved by unanimous vote

Public Hearing – None

Communications/Announcements – none

Audience Concerns

Committee Reports – *(Department reports are attached to committee meeting minutes.)*

Finance Committee is on April 14th at 5:30pm, Public Service is on April 8th at 5pm, and Public Safety is on April 8th at 6pm

City Official Reports

Mayor Report Attached

Old Business

9th Reading

ORDINANCE 207-24 Sponsored by: Shannon Treynor, Andrew Hitt and Greg Eades An ORDINANCE creating nineteen incentive districts and declaring improvements to certain real property within the incentive districts to be a public purpose, and exempt from Real Property taxation; Identifying certain public infrastructure improvements that, once made, will benefit or serve the parcels in the incentive districts; Requiring the owners of those parcels to make service payments in lieu of taxes; establishing an incentive district public improvement tax increment equivalent fund for the deposit of such service payments; Authorizing payments to the London City School District and Tolles Career and Technical Centers; and approving and authorizing the execution and delivery of a tax increment financing agreement with Tom Cat, LLC.

Councilwoman Treynor moved to adopt then withdrew her motion to adopt and moved to amend attachment exhibit 2 of Tax Incentive financing agreement that has been discussed back or forth between developer and the city.

Motion to amend ORDINANCE by Councilwoman Treynor, 2nd Councilman Eades. The motion carried by the following vote:

Absent:	**1-**	**Hitt**
Affirmative:	**5-**	**Hays, Eades, McDaniels, Stahl, Jackman, Treynor**
Against:	**0-**	

Motion to adopt ORDINANCE by Councilwoman Treynor, 2nd Councilman Stahl. The motion carried by the following vote:

Absent:	**1-**	**Hitt**
Affirmative:	**5-**	**Hays, Eades, McDaniels, Stahl, Jackman, Treynor**
Against:	**0-**	

ORDINANCE 209-24 Sponsored by: Shannon Treynor, Andrew Hitt and Greg Eades An ORDINANCE declaring the improvement of certain real property located in the City of London, Madison County, Ohio to be a public purpose pursuant to Ohio Revised Code Section 5709.41; Declaring such property to be exempt Real Property taxation; Designating improvements that, once made, will directly benefit the parcels for which improvement is declared to be a public purpose; Requiring annual service payments in lieu of taxes; Establishing an urban redevelopment tax increment equivalent fund; authorizing the execution of a tax increment financing TIF agreement; and providing related authorizations pursuant to Ohio Revised Code Sections 5709.41, 5709.42, 5709.43, 5709.832 and 5709.85

Councilwoman Treynor said there are some documents still under development and needs to go through the
school. She asked to leave on

Leave for a 10th Reading

3rd Reading

ORDINANCE 119-25 Sponsored by: Brent McDaniels AN ORDINANCE amending 881 of the codified ordinances

Councilman McDaniels stated that the proposed change would reinstate a 0.25% income tax credit, following the removal of a 0.5% credit in August 2020. This aims to benefit

residents who work outside the city.

Councilman Eades mentioned that the proposal was amended at the last meeting.

Law Director Hitt clarified that the proposal was moved to a different section number and is now under taxes paid to other municipalities, and should be listed under section 881.08.

President Peters asked about the potential revenue loss if the credit is reinstated.

Councilwoman Treynor responded that this concern was brought up during the last Finance Committee meeting.

Councilman Eades noted that the financial impact was previously discussed in the context of a 0.5% credit, but not necessarily when lowered to 0.25%.

Councilwoman Treynor added there was discussion about how the city operates on a 1% income tax. She reiterated concerns about uncertain tax revenue, particularly with the loss of Honeywell and the hope for a replacement. She also cited the city auditor's point that it's unclear how many new residents this tax change would affect.

Law Director Hitt specified that the credit would come from the 1% operational tax, and it would not affect the fire department tax.

Councilman Eades did not believe that the city was down $2 million, stating that in February, the general fund was only down $88,932.

Auditor Combs clarified that the general fund is indeed down $2 million compared to the same time last year.

President Peters concluded by saying that any loss in income from this tax change would hurt the city financially.

Motion to adopt ORDINANCE by Councilwoman McDaniels, 2nd Councilman Eades. The motion failed by the following vote:

Absent:	**1-**	**Hitt**
Affirmative:	**2-**	**Eades, McDaniels**
Against:	**4-**	**Hays, Treynor, Stahl, Jackman**

RESOLUTION 126-25 Sponsored by: Andrew Hitt A RESOLUTION authorizing the Safety Service Director to advertise for bids for four pickleball courts

President Peters stated this is for Safety Service Director to advertise for bids for pickleball courts

Motion to adopt ORDINANCE by Councilwoman Eades, 2nd Councilman Hays. The motion carried by the following vote:

Absent:	**1-**	**Hitt**
Affirmative:	**5-**	**Eades, Hays, Treynor, Stahl, Jackman**
Against:	**1-**	**McDaniels**

2nd Reading

RESOLUTION 128-25 Sponsored by: Brent McDaniels A RESOLUTION authorizing the

advertisement for bids for personal property no longer needed for city purposes **Councilman McDaniels** stated that this is to sell a durapatcher and lawnmower that are no longer being used.

Councilman Eades clarified that we purchased a new durapatcher

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

Absent:	**1-**	**Hitt**
Affirmative:	**5-**	**Eades, Hays, Treynor, Jackman, Stahl**
Against:	**1-**	**McDaniels**

Leave for a 3rd Reading

RESOLUTION 130-25 Sponsored by: Lisa Jackman A RESOLUTION authorizing the Safety Service Director to advertise for bids for trash hauling services.

Councilwoman Jackman stated this is to request bids for a contracted hauler to remove trash from the dump site. This contract is reviewed and renewed every two years

Leave for a 3rd Reading

ORDINANCE 131-25 Sponsored by: John Stahl AN ORDINANCE amending SECTION 209 of the codified ordinances

Councilman Eades stated that this primarily pertains to the preparation of video records, with compensation not to exceed $75 per hour and a total of $750 per video requested. This aligns with the current practices being followed at the state level

Leave for a 3rd Reading

ORDINANCE 132-25 Sponsored by: Brent McDaniels AN ORDINANCE amending SECTION 1446 of the codified ordinances

Councilman McDaniels stated that the proposed change is to raise contractor fees from $25 to $100 for those working inside the City of London, aligning with the timing of the upcoming police building project.

Councilman Eades noted that there were discussions about revising the language related to liability limits requested by the city, improving clarity, and adding a bonding requirement. He shared his suggestions with the Law Director and recommended she consult with the city's insurance provider. A revised attachment reflecting these changes was circulated with the agenda.

Law Director Hitt confirmed that the city's insurance agent recommended higher limits than originally proposed. The document was updated accordingly to reflect what the insurer deemed appropriate for contractor liability insurance and bond requirements.

Councilman Eades clarified the updated requirements: Certificate of liability insurance: Not less than $500,000 per occurrence, $1 million aggregate for all losses related to contractor negligence, Previous limits were $100,000 per person and $300,000 per occurrence. He noted his original suggestion was lower ($300,000 per occurrence, $600,000 aggregate), but the city's insurer recommended raising it. Additionally, the requirement for a

performance bond in favor of the City of London has been added to protect against unfinished work, a provision that was not previously included.

Councilman Eades also acknowledged that President Peters had referenced differing insurance amounts used in Grove City, but ultimately, the decision on whether to amend or approve the proposed language will rest with Council.

Motion to amend ORDINANCE by Councilwoman Eades, 2nd Councilwoman Treynor. The motion carried by the following vote:

Absent:	**1-**	**Hitt**
Affirmative:	**6-**	**Hays, Eades, McDaniels, Stahl, Jackman, Treynor**
Against:	**0-**	

Leave for a 3rd Reading

RESOLUTION 134-25 SPONSORED BY: SHANNON TREYNOR A RESOLUTION determining that the establishment of the London Gateway New Community Authority will be conducive the public safety, convenience, and welfare and is intended to result in the development of a new community authority to be organized and a body politic and corporate, and defining the boundary of the new community district

Councilwoman Treynor explained that the proposed New Community Authority (NCA) functions in a manner very similar to a Tax Increment Financing (TIF) district. It would involve the collection of service payments in lieu of taxes, with the funds being directed toward community development projects. She noted that the NCA cannot move forward until the board seats are filled, and that the legislation will only be ripe for passage once that step is completed.

Councilman Eades added that he had observed another community recently pass similar legislation, allowing their council up to 45 days after passage to appoint board members, providing some flexibility in the process. He also mentioned that the proposal is still on its second reading, and that there is some language in the legislation that may need to be cleaned up. Therefore, he recommended leaving it on the agenda for further consideration before moving forward.

Leave for a 3rd Reading

Round Table

Councilman Eades shared that, as a member of the Lions Club, he recently attended a meeting where Brenda Russell who is a familiar face to many gave a presentation about the upcoming London Marathon. The marathon will take place on Saturday, April 12th, and volunteers are still needed to help support the event. Brenda had approached the Lions Club to request volunteers, as they had participated in previous years, and Eades is now extending that request to members of the City Council and the community. Volunteers are needed as early as 6:00 a.m. on race day to assist with registration, line-up, and general coordination. Additional help is also welcome the night before for pre-registration efforts. On race day, volunteers will be asked to man water tables, assist at the finish line, and help with various other logistics. Eades emphasized that the event is more than just a race—it is the largest fundraiser for Merri Mac Miracles, whose goal is to improve Merri Mac Park. Their next phase of development includes plans to replace deteriorating dugouts at the ball fields. While they do have some funds available, more is needed to advance these improvement efforts. Mr.

Eades encouraged anyone available and willing to join him, despite the early morning start, to come out and support a good cause.

Councilman McDaniels thanked everyone for attending and expressed the need for an income tax credit for those working outside the city. He emphasized that the core issue is the lack of high-paying jobs within London, which forces many residents to commute elsewhere for work. He noted that if more high-paying opportunities were available locally, this credit wouldn't be necessary.

Councilman Hays also thanked everyone for coming out and extended appreciation to city employees for their continued hard work. Regarding the proposed tax credit, he suggested that it might be more appropriate to revisit the idea in about a year, once the economy stabilizes. He mentioned the recent change in presidential administration and expressed hope for economic improvement in the near future. Mr. Hays cited concerns about the loss of the Honeywell building, the city's financial situation and being down approximately $2 million and the many infrastructure needs such as sidewalk repairs. He felt it is not the right time for the tax credit but would likely support it in the future if finances allow. He closed by publicly thanking God for sparing the city during the recent severe storms, sharing that he and many others had been praying for protection.

Councilwoman Treynor echoed the concerns shared by Councilman McDaniels and Councilman Hays. She agreed that, while the idea of a tax credit has merit, current economic uncertainty makes it risky to implement right now. Ms. Treynor emphasized the importance of stability and the benefit of waiting until the city is in a stronger financial position, especially as new revenue opportunities may arise. She supported the idea of reconsidering the credit at a later, more stable time.

Councilman Stahl expressed that he shares the same concerns about the tax credit, noting that the current economic situation is too uncertain to move forward with it at this time. While he understands the motivation behind the proposal and would like to support it, he believes it would be better to wait until circumstances improve and the outlook becomes clearer.

President Peters took a moment to thank Eve for her dedicated service and the contributions she has made to the city, acknowledging her efforts and commitment.

Adjournment

Motion to adjourn at 7:59pm

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

M Edgington
Matthew Edgington, Council Clerk

4/17/2025
Date

Dwyn S Eades
~~Joshua Peters, Council President~~ Greg Eades President Pro-tem

4/17/2025
Date