London City Council

20 S. Walnut Street, London, Ohio 43140

March 20, 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

Minutes – Approval of March 6, 2025 minutes, approved by unanimous vote

Public Hearing – None

Communications/Announcements – none

Audience Concerns

Nancy Drenning, 169 E. High Street, addressed the council regarding an ongoing issue with a neighbor operating an outdoor beagle breeding kennel. She stated that the constant barking, howling, and associated nuisances were creating significant disturbances for residents. She questioned whether dog breeding businesses were permitted within city limits and if there were restrictions on the number of dogs allowed. She noted that one kennel was only 25 feet from her bedroom window.

President Peters confirmed that city regulations limit the number of dogs permitted but would need to review the exact number.

Mr. Castle stated that the law director's office had informed Nancy that charges were being filed regarding noise ordinance violations. However, zoning violations regarding the kennel itself would need further review.

Councilwoman Treynor advised Nancy to contact the law director for specific details on the charges being filed.

Councilman Hays inquired about the number of dogs, and Nancy confirmed that there were at least seven adult dogs, not including puppies.

Councilman Eades reviewed relevant ordinances and noted that further clarification might be needed regarding the number of dogs allowed.

Councilwoman Jackman asked whether the property was part of a homeowners' association, which could impose additional regulations, but it was determined that the property was outside such governance.

President Peters encouraged Nancy to document concerns and provide any supporting evidence, such as photos, to the city for further investigation.

Anita Likens, 157 E. First Street, addressed the council regarding concerns over towing regulations, following a discussion at the March 6th and March 11th meetings. She commended Chief Nichol for promptly responding to public records requests and acknowledged the council's efforts in drafting a towing contract. She suggested additional considerations for the agreement, specifically regarding compliance with Federal Motor Carrier Safety Administration (FMCSA) regulations. Anita explained that FMCSA requires towing companies to submit biennial reports, including vehicle mileage tracking (VMT). However, the company involved in her case had not updated its information since 2021 and was listed as non-compliant. She stated that local authorities should be aware of and enforce these regulations when dealing with towing companies. Additionally, she noted that the company had charged a 7.5% tax rate, which was higher than the county's standard rate, raising concerns about improper tax collection. She urged the council to include provisions in the towing contract requiring compliance with FMCSA regulations, fair pricing, and accurate tax collection. She distributed copies of relevant federal regulations and compliance records to the council for review.

June Flynn, 7810 Lilly Chapel Georgesville Rd, spoke regarding the ongoing discussion on towing regulations. She noted that while she had never attended a council meeting before, she was encouraged to see that citizens could raise concerns and be heard. She agreed that excessive billing practices, such as those discussed in the previous meeting, harmed not only customers but also the insurance and towing industries. She supported the idea of a formal towing agreement between the city and towing companies and noted that a productive meeting had taken place that morning with the police chief. She also emphasized the importance of ensuring that all companies in the city's towing rotation comply with federal safety regulations, including FMCSA reporting requirements. She urged the council to consider these factors when finalizing the towing contract.

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

Councilman Eades provided an update on the city's financials. The tax director reported that general fund revenues are down approximately 7%, with fire department funding down 7.2% and fire runs down 7.3%. Mail delivery issues have contributed to delayed payments, with an expected $150,000 still outstanding. Upcoming financial matters include a stormwater increase appropriation of $50,000 for culvert replacements, discussion of a municipal financial advisor, and continued evaluation of tax credits.

Councilman McDaniels attended the March 11 Public Service and Public Safety meetings, receiving updates from department heads. The fire department conducted EMS training and participated in various community activities. Parks and Recreation announced upcoming spring volleyball games, multiple Easter egg hunts, and pool building renovations set for April 14–24. Opening day for the pool is scheduled for May 24. The street department reported the need for additional stormwater funding for infrastructure repairs.

Councilman Hays provided an update from the March 11 Public Safety Committee meeting. The fire department responded to 226 calls in one month, a significant increase. The police department is working on a revised contract for towing services due to concerns over excessive charges. A new ordinance, 131-25, will address costs related to law enforcement video record duplication. The committee also discussed contractor registration fee adjustments.

Councilwoman Treynor reported on the March 11 Personal Finance Committee meeting, where Andrew Grossar from Bradley Payne Advisors presented on municipal advisory services. The firm assists cities with bond structuring, TIF district management, and long-term capital planning. The committee discussed issuing a Request for Qualifications (RFQ) to evaluate multiple firms before selecting an advisor for the city.

Councilman Stahl provided updates from the March 11 Public Safety Committee meeting. The police department has one open officer position, with applications being accepted through March 31. The design phase for the new police building is nearing completion, with construction expected to begin in May. Updates to city ordinance will address costs related to public records duplication. The police department is revising procedures for towing companies and implementing an annual contract requirement. Additionally, the department has opened a fuel account at Casey's gas station to reduce costs.

City Official Reports

Mr. Castle – shared an update regarding street lighting on East High Street. Ohio Edison provided a cost estimate of $10,547 to install two new streetlights at Kenny & High Street and another intersection further into town. The sanitation department wants to remind residents that all items brought to the sanitation site must be reported to the office before dumping. The Center Street project faced delays due to an unmarked gas line but was able to resume work quickly after coordination with Columbia Gas.

Old Business

8th 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: Stated that we are still working through this legislation and we hope to have our legal counsel discuss at our next meeting

Leave for 9th Reading

ORDINANCE 208-24 Sponsored by: Shannon Treynor, Andrew Hitt and Greg Eades An ORDINANCE authorizing the City of London, Ohio to accept title to certain real property located within the city and immediately transfer title back to the current owner for the purpose of implementing tax increment financing pursuant to the Ohio Revised Code Section 5709.41; and Dispensing with the requirement that this resolution must be read on three different days pursuant to Ohio Revised Code section 731.17(A)

Councilwoman Treynor: This ordinance has been the subject of extensive discussion over the past several weeks. The only modifications to the ordinance include the addition of a parcel that was inadvertently left off the original property transfer and the inclusion of a transfer indemnification agreement. This agreement is solely for the benefit of the city, ensuring that the property owners will continue to indemnify the temporary holdings of the city should any issues arise while the property is technically under city ownership.

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

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

Against: 0-

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

Absent: 1- **Hitt**
Affirmative: 6- **Hays, Eades, McDaniels, Stahl, Treynor, Jackman**
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: We have another meeting to discuss and should leave for another reading

Leave for a 9th Reading

<u>**4th Reading**</u>

ORDINANCE 111-25 Sponsored by: Andrew Hitt An ORDINANCE amending section 874 of the codified ordinances

President Peters noted a key change to the ordinance, clarifying that the time requirement had been amended from 72 hours to 78 hours. President Peters then discussed proposed modifications to Ordinance which included; vendor setup regulations were discussed, including a requirement for a minimum of 10 feet between vendors along the curb. This spacing includes awnings, flags, signs, banners, and other obstructions. Approval for vendor placement must also be obtained from the Fire Chief and Police Chief to ensure safety and compliance with ADA standards.

Councilman Eades raised concerns regarding the approval process for sidewalk events, noting that some business owners had expressed objections to past events but had not brought their concerns directly to the council. He suggested that requests to host sidewalk markets should be submitted to the city in writing or by email at least 28 days in advance. This would allow sufficient time for notifications and objections, if necessary. Additionally, he proposed that event organizers should be required to obtain written permission from property owners before submitting an application to the city, to prevent disputes over consent.

Ms. Breedlove responded that these concerns had already been incorporated into the application process. Under the revised process, businesses must provide written or email consent before an event application is submitted. The city will verify these permissions as part of the approval process. Regarding objections, she explained that businesses can currently voice concerns by emailing or calling the city office. She also suggested the possibility of creating a virtual form for filing objections.

Councilman Eades emphasized the importance of allowing business owners to submit objections even if they are unable to visit the city building during business hours. He agreed that if written permissions are required upfront, a 14-day notice period would be more appropriate.

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

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

3rd Reading

RESOLUTION 113-25 Sponsored by: Rich Hays A RESOLUTION authorizing the Safety Service Director to enter into contract. The City would like to contract with the county for dispatching services

Councilman Hays reported that the cost of a new dispatching system would be $412,786, with an annual maintenance fee of $25,000. If the city were to transition to county dispatch under the current proposal, the estimated savings over a four-and-a-half-year period, starting in July, would be approximately $1,373,625.49. After 2027, the cost would be fully covered by the 911 tax levy renewal. He also noted that the agreement includes a 180-day written notice termination clause for either party. Given ongoing hiring challenges, with the county already handling all night shifts and one day shift, he believes the switch would be financially beneficial in the long run.

Councilman Eades inquired whether the contract would automatically renew at zero cost after the initial term or if the county could impose future expenses.

Chief Nicol: It is not expected to cost additional expenses, however either party can renegotiate the contract.

Councilman Eades emphasized his strong belief in maintaining the city's own dispatchers, arguing that having local personnel adds value to the community. He expressed concerns about residents losing the ability to walk into a local office to discuss issues with law enforcement without requesting an officer at their home. He opposed cutting jobs purely for cost savings, believing dispatchers provide an essential service to the city.

Chief Nicol: There would still be someone to greet the public during extended business hours, not like usual government 8-4 hours, but extended into the evening. This is the purpose of the Clerk position in place of dispatchers, in addition to administrative duties assigned.

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

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

2nd Reading

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

Councilman McDaniels explained that he has been working to reinstate the 0.5% income tax credit for residents who work outside of London. He initially attempted to bring this issue through the finance committee but was unsuccessful, requiring the introduction of new legislation. Given that the credit was removed in 2020 during the COVID-19 pandemic, he is now proposing a new 0.25%

credit.

Councilman Eades raised concerns about the wording of Ordinance 119-25, specifically referencing Section 881.081 of the codified ordinances. He noted that the section, as currently written, pertains only to tax credits related to financial losses, which he believed was not the intent of the proposed legislation. Upon reviewing the documents, he found that the ordinance on his desk referenced Section 881.012c, which outlines the imposition of a 1% income tax per annum. The proposed amendment would allow for a tax credit for individuals working outside the city who pay municipal taxes elsewhere. To ensure clarity and proper application of the tax credit, a correction was made to specify the appropriate section, confirming that the amendment should reference Section 881.012c rather than the previously listed section. This correction ensures that the legislation aligns with its intended purpose.

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

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

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

Mr. Castle: It was noted that bids were received last year, but the process was lengthy, with some taking months to be returned. Given the relocation of the site to Park Avenue, there is uncertainty regarding how this change might affect project costs. The purpose of this authorization is solely to gather updated pricing information, not to enter into a contract at this time. Due to the extended timeline involved in the bidding process, there is concern that if bids are not received and reviewed by council in a timely manner, the project may be delayed beyond this year.

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

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

Mr. Eades clarified that council would like an all in price for pickleball courts

Leave for a 3rd Reading

New Business

RESOLUTION 127-25 Sponsored by: Greg Eade A RESOLUTION adopting the recommendations of the Tax Incentive Review Council

Councilman Eades explained that the Tax Incentive Review Council meets annually to review businesses receiving tax abatements. The purpose of the meeting is to verify that these businesses have fulfilled their commitments, such as employing the agreed-upon number of people and remaining in business. He inquired with the auditor about any additional information regarding these businesses.

Auditor Combs confirmed that the city's recommendation is to continue the abatements, as all businesses are in compliance with their TIF agreements. She also noted that the committee met on March 7 and emphasized that the ordinance must be passed within 30 days. She recommended suspending the rules to pass the legislation this evening, ensuring that David Kell can proceed with his portion of the process. An email from the law director confirmed that all required paperwork had been sent out and that businesses were in compliance. It was also noted that Nissen's participation in the program has ended.

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

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

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

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

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 - discussed the need to dispose of certain no longer needed equipment and property. It was noted that the replacement of the DuraPatcher with a newer, more expensive model is one of the key reasons for this action.

Leave for a 2nd Reading

RESOLUTION 129-25 Sponsored by: Andrew Hitt A RESOLUTION increasing appropriations. The third ward storm water project

Councilman Eades stated that it was noted that while work was being done on a current stormwater project, two concrete culverts were identified that need to be replaced. These culverts are in conjunction with existing catch basins. To address this, an additional $50,000 was requested from the stormwater fund. This additional funding is necessary to complete the work while the area is already open, making it an urgent request.

Mr. Castle questioned if this was tied to the Third Ward project.

Councilman Eades: it was confirmed that the work was not specific to the Third Ward but was part of the ongoing stormwater improvements across the city.

Councilwoman Jackman moved to amend the legislation by removing the mention of the Third Ward, and the amendment was seconded and approved.

Motion to amend RESOLUTION *by Councilwoman Jackman, 2nd Councilman Eades. The motion carried by the following vote:*

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

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

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

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

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

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

Councilwoman Jackman: We need to obtain bids for trash hauling services

President Peters clarified that this is done every couple of years and asked when contract was up

Mr. Castle clarified that contract was up in August

Leave for a 2nd Reading

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

Councilman Stahl outlined that the charge for preparing law enforcement video records for inspection or production would be based on the actual costs, not to exceed $75 per hour, with a maximum total charge of $750 per video. These costs would cover all aspects of preparing the video, including reviewing, blurring or redacting content, uploading, and producing the record, as well as the storage medium, staff time, and any necessary overhead to comply with the request.

Councilman Eades confirmed that this approach aligns with recent changes to state law.

President Peters asked how frequently the department receives video requests.

Chief Nichol responded that these requests are received regularly, particularly from YouTubers, bloggers, and social media outlets. These requestors typically seek videos involving drunk drivers, resisting arrests, and disorderly conduct cases, as such videos generate revenue through views. He noted that fulfilling these requests is time-consuming, as it requires gathering and editing the videos. He explained that, as part of the Central Ohio Chiefs Association, they believe that agencies should not bear the burden of these random requests without recouping some of the costs, and that this policy complies with state law.

Councilwoman Treynor asked who typically requests these records.

Chief Nichol clarified that most requests are related to cases, including defendants seeking discovery or news outlets requesting videos. However, the primary requestors are social media outlets that profit from compiling these videos. For high-profile incidents, the department often uploads the videos to their YouTube channel for easy access by news outlets and other interested parties.

Councilman Eades asked if news stations would be charged for access to videos.

Chief Nichol responded that if news stations request videos beyond what is publicly available online, they would be charged for special requests. However, news outlets can access the basic videos on the department's YouTube channel without incurring a fee.

Leave for 2nd Reading

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

Councilman McDaniels stated this deals with increase license fees for contractors working inside the city of London

Councilman Eades raised concerns regarding the certificate of liability insurance requirements for contractors, particularly the low coverage limits stated in the current proposal. He argued that $100,000 per person, $300,000 per occurrence for bodily injury, and $50,000 for property damage are outdated figures, especially in today's industry standards. He noted that many reputable contractors carry at least $1 million in liability insurance. He suggested increasing the minimum coverage and revising the language to make it more inclusive and up-to-date. Additionally, he pointed out an issue with the requirement for contractors to give the city 15 days' notice prior to canceling their insurance, as cancellation notices are typically not given until after the policy is canceled. He also recommended adding the city as an additional insured party in the insurance policy and requiring contractors to provide bonds in case they fail to complete their work. This would ensure that if a contractor fails to finish a job, the city could make a claim against the bond and provide compensation to the affected party.

President Peters responded that when he registered his company in Grove City, the minimum requirements included $300,000 in liability coverage, a $15,000 bond, and a RITA tax form.

Mr. Castle agreed with some of the points raised but expressed concern that raising the insurance requirements could deter smaller contractors, such as lawn care businesses, from registering. The original intent was to balance the needs of both small and large contractors without imposing prohibitive costs.

Councilman Eades reiterated that $300,000 is becoming the industry standard and likely wouldn't cause significant additional costs for contractors.

President Peters noted that the list of contractors from Grove City was relatively smaller.

Leave for 2nd Reading

RESOLUTION 133-25 Sponsored by: Andrew Hitt A RESOLUTION authorizing the Safety Service Director to enter into contract for construction and related services

Councilman Eades expressed concern regarding the bond funding for the project, specifically the $5,000,025 that had been put into the city's budget. He noted that the funds had not yet been confirmed, and he questioned whether there was any assurance that the funding would be available, as there were reports of cancellations from USDA funding. He mentioned the potential risks if the city does not receive the expected grant funds, which could leave them with an unanticipated $5 million of debt.

Councilman Eades explained that the city has bond money available, specifically the $5,000,025 that was put into the budget for the construction project. However, he expressed concern that this money has not yet been confirmed, and he wanted to ensure that everyone was on the same page about the funding. He noted that there has been some uncertainty around whether the funding would be received, mentioning reports that some USDA funding had been pulled or canceled. He questioned whether there were any assurances that the $5 million allocated for the building project would actually be available. He also raised a concern about the potential for the city to be left with $5 million in unexpected debt if the funding falls through. He emphasized that the city had planned on this funding, but without confirmation, they could face significant financial strain. He asked if there were assurances that the funding would be available soon, given the challenges in securing the USDA funding.

Mr. Castle responded by explaining that the city is moving forward as quickly as possible to secure the necessary funding. He clarified that the bond funds were initially put on hold several months ago but that the hold had been lifted. He noted that the funds are now in the process of being reviewed by the U.S. Treasury Department, and once approved, the funds will be transferred to the city. He expressed confidence that the process should be completed within a month and the funds should be available for use. He acknowledged Councilman Eades' concerns and assured him that once the funds are officially committed and transferred to the city, it would be much less likely for the USDA to retract the funding. However, he noted that the city must go through several phases before the funds are fully secured, including review and transfer by the Treasury Department.

Ms. Combs further clarified that if the USDA funding does not come through as expected, the city would still be able to move forward with a smaller-scale building. The alternative would be to build a $4 million facility instead of the originally planned $9 million building, which would significantly reduce the financial burden on the city. She explained that this contingency plan had been discussed and was seen as a viable option if the larger funding was not secured.

Councilman Eades responded that he was not aware of the $4 million alternative and suggested that it might have been more prudent to proceed with that option initially, rather than risk the uncertainty of waiting for the full $9 million. He indicated that reducing the scope of the project to $4 million might have alleviated some of the concerns about potential debt.

Mr. Castle explained that while the city had already entered into agreements and moved forward with some of the initial preparations for the project (including payments to Elford), the gross maximum price (GMP) for the building had been estimated at $9.2 million. This figure was calculated with contingencies built in, allowing for unexpected costs that might arise during construction. He noted that while the GMP estimate was approximately $9.18 million, the final cost could potentially reach $9.3 million, depending on contingencies and any unforeseen issues that arise during the construction process.

Councilman Eades asked for further clarification about the maximum price and was reassured that the estimate of $9.2 million was the ceiling, with the possibility of additional costs depending on contingencies. Mr. Castle emphasized that they hoped not to need the contingencies, but they had been factored into the overall cost estimate to ensure the project could proceed smoothly.

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

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

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

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

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 introduced the new London Gateway New Community Authority (NCA), which encompasses both commercial and residential districts, covering approximately 1,100 acres. She explained that the legislation being discussed is the first reading of the actual creation of the NCA. This NCA works in tandem with the Tax Increment Financing (TIF) district, where taxes from the properties within the NCA will help fund infrastructure costs for the new developments and other community improvements. She noted that the creation of the NCA has similarities to previous legislation but focuses on the specifics of this authority's creation.

Councilman Eades raised several points and questions about the NCA agreement. He referenced the original document, which was 220 pages long, and pointed out some changes and missing language. He mentioned that the NCA board will consist of seven members, with four appointments from the city. This differs slightly from previous discussions, where City Council was expected to provide four names but did not specify the origin of those names. He also raised concerns about the 20% revenue share for the city, which was discussed previously but was not included in the current draft. This 20% was intended to be used for safety forces, but he noted that the language for this allocation was missing from the document. Mr. Smith had previously agreed to add this 20% for safety purposes, but Councilman Eades was unsure where this language was placed in the agreement. He requested clarification on the matter.

Councilwoman Treynor responded that the formal agreement governing the NCA should contain all the specific details, and that this resolution is simply sponsoring the creation of the authority. She acknowledged that the actual agreement would include those specific terms, including the 20% allocation for safety forces and other financial arrangements, and likely needs to be attached separately for full clarity.

Councilman Eades mentioned that there was discussion about using the funds for capital improvements, such as buying fire trucks and building safety structures, rather than for operational costs. However, he had been informed that the funds could also be used for operational costs, which would benefit the city's safety forces. He further noted that although the TIF agreement does not have a specific carve-out for safety forces, any leftover funds from the TIF could be used for the city's benefit, as stated in the agreement. He questioned whether this should be formally addressed within the NCA as well.

Mr. Castle asked about a typo on the date in the document, suggesting that it should be corrected from December 5, 2025 to December 5, 2024.

Councilwoman Treynor agreed and clarified that while this resolution references the creation of the NCA, several attachments were part of the formal resolution, including detailed descriptions of the NCA's economic benefits, anticipated job creation, and other related factors. She explained that these attachments would likely be adopted by reference and included in the final agreement.

Councilman Eades suggested that Ms. Breedlove could assist in gathering names of potential individuals interested in being appointed to the NCA board. He proposed that an announcement be made on the city's website and social media platforms to encourage public interest. He also recommended having an interview process similar to the one used for a recent council seat appointment.

President Peters stated he would like the Council Clerk to assist as well

Councilman Eades moved to amend the date in the resolution, correcting the date from December 5, 2025 to December 5, 2024

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Motion to amend the RESOLUTION *by Councilman Eades, 2nd Councilman McDaniels. The motion carried by the following vote:*

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

Leave for a 2nd Reading

Round Table

Councilman Eades stated that he was glad the issues with the Strawberry Festival Committee had been resolved so that everyone could move forward positively. He also confirmed that the finance meeting had been scheduled for April 14th at 5:30 PM. Additionally, he advised Councilwoman Jackman that she may not get a chance to motion to adopt if an item is suspended, as action is taken quickly. He encouraged her to be prepared to speak immediately if she wished to make a motion.

Councilman McDaniels gave a shoutout to the London Fire Department and acknowledged the Sanitation and Street Department for their work.

Councilman Hays expressed appreciation for all city employees, with a special mention of the Fire Department. He noted the significant fire on Lincoln Street and the department's excellent response, along with the strong coordination with the Police Department and mutual aid partners. He also acknowledged his fellow council members for their efforts during a long meeting and stated that progress was being made on city initiatives. He expressed hope that the police department project would begin moving dirt in May and prayed for continued blessings and safety for the city.

Councilman Stahl thanked everyone for attending and inquired about the duration of the Center Street closure.

Adjournment

Motion to adjourn at 8:18pm

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

Matthew Edgington, Council Clerk

4/3/2025

Date

Joshua Peters, Council President

4/3/2025

Date