

RECORD OF PROCEEDINGS
London City Council

Minutes of

Meeting

Casto & Harris Inc. Form S-301 E1412692LD

January 2, 2025

Held _____ 20 _____

London City Council
20 S. Walnut Street, London, Ohio 43140
January 2, 2025 at 6:30pm
Minutes

Call to Order

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

Roll Call

Present – *Councilman Eades, Councilman Hays, Councilman McDaniels, Councilman Stahl, Councilman Norman, Councilwoman Treynor*

Absent – *President Peters, Councilman Hitt*

Minutes – Approval of December 19, 2024 minutes, approved by unanimous vote

Public Hearing

Communications/Announcements – none

Mayor Closser’s appointments to London City boards, commissions, and committees.
Please see attachment

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

Slate approved by roll call vote

Audience Concerns - none

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

Public Safety Meeting: Tuesday, January 14
Public Service Meeting: Tuesday, January 14
Finance and Personnel Meeting: Tuesday, January 21

City Official Reports - none

Old Business

3rd 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

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Held _____ 20 _____

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 this is the first of several ordinances introduced to create 19 incentive districts. These districts will meet all the criteria listed in the ordinance as part of a new Tax Increment Financing (TIF) and Community Authority initiative.

Public Hearing scheduled for January 16, 2025 during the regular Council meeting

Leave for a 4th 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 stated that this is another requirement to satisfy the TIF is that the property must have been owned by the city to create such a district. This would essentially involve a title transfer to the city and then back to the owners.

Leave for a 4th Reading

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: This ordinance is the core of two preceding ordinances, which would create the TIF, declare the properties, and authorize the creation and approval of the TIF.

Councilman Norman: Mentioned that the ordinances haven't been reviewed outside of the council. Expressed concern about not having a finance committee meeting before the 16th and the upcoming hearing. Noted that they are approaching the 4th hearing and public hearing on the 16th and are not ready to vote.

Councilwoman Treynor: Stated that there is no requirement to vote at the next meeting.

Councilman Eades: Suggested that they could table the discussion at any point but emphasized not stopping the public hearing process.

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RESOLUTION 210-24 Sponsored by: Shannon Treynor, Andrew Hitt and Greg Eades A RESOLUTION determining that a petition to establish The London Gateway New Community Authority is sufficient and complies with the requirements of Section 349.03 of the Ohio Revised Code in form and substance; setting the time and place for a hearing on the petition and authorizing the notice by publication of such hearing.

Councilwoman Treynor: This established the New Community authority per ORC

Public Hearing scheduled for January 16, 2025 during the regular Council meeting

Leave for a 4th Reading

2nd Reading

ORDINANCE 212-24 Sponsored by: Michael Norman An ORDINANCE amending Section 660 of the Codified Ordinances

Councilman Norman: Hopes this will be an unattended pathway to safer sidewalks. The first step is to give the zoning department the tools they need to enforce regulations. Currently, it's difficult to enforce since there are no clear regulations on what constitutes a good sidewalk. He researched multiple other cities, created a list, and this will provide both zoning and citizens with a tool to identify issues.

Councilman Eades: Asked Mr. Castle if this is enforceable as written and mentioned having conversations with zoning.

Mr. Castle: Confirmed that it is enforceable, and that zoning is glad to have guidelines. Suggested utilizing Streetscan to help, as it will take a long time for zoning to assess all sidewalks.

Councilwoman Treynor: Asked for examples of things that will be on the short list of needing to be reported.

Councilman Norman: Provided some examples of changes.

Councilman Hays: Commended Mr. Norman for his work on this.

Councilman Eades: Asked if anyone has heard any feedback on these changes.

Councilwoman Treynor: Noted that from watching social media posts, sidewalks always seem to come up and are on everyone's mind.

Leave for a 3rd Reading

New Business

RESOLUTION 101-25 Sponsored by: Greg Eades A RESOLUTION increasing appropriations. The Council would like to purchase Civic Plus

Councilman Eades: Asked the Clerk about this piece of legislation. Mr. Eades Attended a presentation and asked for the Clerk's feedback since it pertains to the Clerk.

January 2, 2025

Held _____ 20 _____

Council Clerk: Watched tutorial videos, mostly dealing with minutes and agendas. Found it would provide much more standardization and ease of use, allowing for easy addition of motions and roll call votes. Spoke to two cities without the CivicPlus website, both of which had positive comments.

Ms. Treynor: Asked if the Clerk could see themselves using this.

Clerk: Answered yes, noting it would save time on the back end by allowing typing as they go.

Councilman Eades: Discussed pricing and potential discounts since they already have another program.

Councilwoman Treynor: Asked about subscriptions.

Councilman Norman: Asked about the interface with the current website.

Clerk: Looked at other cities and how they integrate it, needing more information on integration. Mentioned one city embeds the code, which shows on the website.

Councilman Norman: Asked about the city website and the date when the council would be solely responsible for the council site, without needing administration approval to post or change things. He would like to see this happen, noting that Eve has a lot to do, and sometimes postings are delayed because they need her approval. Gave a specific example about posting information on the TIF, noting that normally it is pretty quick.

Mr. Castle: Discussed how the current website is updated by Executive Assistant Eve and her process.

Leave for a 2nd Reading

RESOLUTION 102-25 Sponsored by: Michael Norman A RESOLUTION increasing appropriations. The Council would like to enter into a contract with StreetScan for sidewalk assessment.

Councilman Norman: Discussed that this is another step in the process to improve sidewalks. A company will grade sidewalks, turn over the data, and provide the information needed to improve them. They will map all sidewalks and rate them A-F, allowing the council to plan how to fix them. He proposed adding an emergency clause due to public safety issues, noting that \$2400 is needed now for layering.

Councilwoman Treynor: Asked if that amount is part of the total.

Councilman Norman: Confirmed that it is, explaining that the company needs to get layers within their program for sidewalks.

Motion to amend to add emergency clause by Councilman Norman, 2nd Councilwoman Treynor. The motion carried by the following vote:

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

RECORD OF PROCEEDINGS
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Mr. Norman: He mentioned that he had looked at four different companies. The chosen program will evaluate, map, and provide video of the sidewalks. The system can be updated to show new sidewalks and track maintenance as repairs are made. This tool allows for setting up zones and worked well with the street department last year, so he hopes for the same success with sidewalks.

Leave for a 2nd Reading

Round Table

Mr. McDaniels: Thanked everyone for coming out and watching online and wished a Happy New Year.

Mr. Hays: Thanked city employees, discussed New Year's incidents in New Orleans and Las Vegas, emphasized vigilance, and expressed condolences for the lives lost. Mentioned the upcoming safety meeting on January 14th.

Ms. Treynor: Hoped everyone had a safe and happy holiday season and looked forward to new business and projects.

Mr. Stahl: Hoped for continued progress and wished everyone a good holiday.

Mr. Norman: Thanked attendees, reflected on last year's teamwork, and stressed the importance of vigilance following the events in Las Vegas and New Orleans. Encouraged a "see something, say something" approach.

Mr. Eades: Shared bad weather tips from London Police, praised the city's operations, and challenged everyone to bring forward ideas for improvement. Discussed the need for a guiding document on budget and restricted funds.

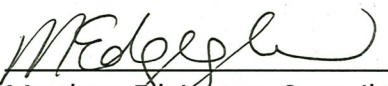
Mr. Castle: Spoke about bond counsel restrictions and the impracticality of certain financial terms.

General Discussion: Continued on restricted funds, with the auditor working on it. Mr. Eades also inquired about law firms and timelines, and Ms. Treynor mentioned having a strategy moving forward.

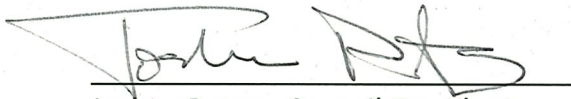
Adjournment

Motion to adjourn at 7:25pm

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


Matthew Edgington, Council Clerk

2/20/2025
Date


Joshua Peters, Council President

2/20/2025
Date

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