London City Council

20 S. Walnut Street, London, Ohio 43140

December 5, 2024 at 6:30pm

Minutes

Call to Order

The meeting was called to order by Council 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 Hitt, Councilman Stahl, Councilman Norman*

Absent – Councilwoman Treynor

Minutes – Approval of November 21, 2024 minutes, approved by unanimous vote

Public Hearing

Communications/Announcements – none

Audience Concerns

Tommy Boyd: 48 North Union Street. Watching the video, it was clear that everyone is definitely busy with the comprehensive plan and everything else going on. Tonight even looks like there are lots of things on the agenda. First off, Mr. Boyd wanted to go over one of the answers from November 7 for Michael Junior, who talked about the excess funds and departments last year. After discussing it with Kenna, it was noted that the tax department was able to give back over $300,000 to the city that they didn't require for their salaries. Mr. Boyd thought that was a great way to see how those excess funds can come back. The BPU didn't like it very much when Mr. Boyd mentioned that a way to get their money was by increasing their rent price, but that's kind of gone now. It's nice to see some of these changes, and hopefully, they will continue.

Regarding the phase four growth, Mr. Boyd drove out there and was surprised by the number of houses already built on Jacob Lane. For phase three, it was thought that the outlet to 56 was going to be completed for them to go out that way. Mr. Boyd asked if that is something for phase four that will be coming in, as there are lots of cars and there have already been complaints about the speed and traffic on that road.

Next, Mr. Boyd was happy to see several new sidewalks with handicap-accessible ramps and wanted to know how many have been installed this year and how the project is progressing. Tommy counted at least two or three new ramps.

Mr. Castle: The exact number isn't known as the contractor hasn't reported what has been completed. The contractor will work as long as weather permits and will continue in the spring. This project is funded by a grant and is being accomplished in cooperation with the county.

Mr. Boyd: Seeing the new ramps is a big change from where things were. It's a relief for homeowners to see people not walking in the streets, pushing wheelchairs, or whatever else. Tommy thanked everyone for that. Recently, Tommy noticed a sign going into 56 across from Cowling Park that says 25 and blinks. It's about 100 yards in front of the 25 mile per hour zone. Tommy was curious if that was put there for old-fashioned Christmas or what the point of having a 25 mile per hour blinking speed sign is.

Mr. Castle: The sign was discussed with Rich Hayes and others during safety and public service meetings. It was noted that once people pass Fifth Street, they tend to speed up. The police department was asked to place the sign there to warn people that they should be going 25 through that area, not 55 or 45.

Mr. Boyd: main concern is that the sign is coming into town. Tommy was going to ask Councilwoman Trader about putting it in front of her place, a little further out, but on the other side. There is speeding in both directions, so it might make sense to swap sides. Tommy mentioned that if the sign is blinking 37, it doesn't seem to be an issue because there is no 25 sign until later. Tommy asked if a ticket would be issued for going 37 when the sign is blinking. The response was no, because it's not the speed limit. Tommy suggested putting a 35 sign before the blinking sign to hold drivers to 35.

Lastly, Tommy brought up a request from last year for a "Slow Children at Play" sign on Riley. Tommy asked if there is any way to get that sign put up, noting that there are no sidewalks until about the last 100 feet.

Mr. Castle: Research has shown that the state and recommendations of signage agencies advise against putting up "Children at Play" signs. These signs can create a false sense of security for children and parents, leading them to play in the street and potentially putting them in more danger. Therefore, the agency that controls signs does not sell or recommend these signs.

Mr. Boyd suggested that the area could be considered for new sidewalks in future budgets, as there are only sporadic sidewalks in that area. Tommy thanked Mr. Castle for the response and mentioned heading home, but would continue watching the rest of the meeting and committee reports.

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

Councilman Eades: Personnel and Finance committee meeting is December 16 @ 5:30pm

Councilman McDaniels: Public Service meeting is December 10th at 5pm and Public Safety is then at 6pm

Councilman Hays: Public Safety meeting is December 10, 6pm

City Official Reports

Mayor Closser report attached

Mr. Castle mentioned crossing signals – we did quotes yesterday and he will be bringing that for further discussion at Public Safety and Public Service committee meetings

Old Business

3rd Reading

RESOLUTION 192-24 Sponsored by Andrew Hitt A RESOLUTION authorizing the Auditor to increase appropriations and transfer funds. The basketball courts and skate park needs to be milled and filled.

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

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

ORDINANCE 193-24 Sponsored by Greg Eades An ORDINANCE for strengths on job descriptions.

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

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

ORDINANCE 194-24 Sponsored by Greg Eades An ORDINANCE amending ORDINANCE 230-23 to reflect a range of salaries of Department Heads and Non-union personnel.

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

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

RESOLUTION 196-24 Sponsored by Shannon Treynor A RESOLUTION adopting the recommendations of the Planning Commission. London Landing at Brooksedge Phase IV

Public Hearing scheduled for December 19, 2024 during the regular Council meeting

Leave for a 4th Reading

RESOLUTION 197-24 Sponsored by Greg Eades A RESOLUTION authorizing the Mayor to enter into a collection agreement with the Ohio Attorney General. The City has delinquent debts that they are unable to collect

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

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

2nd Reading

ORDINANCE 198-24 Sponsored by: Greg Eades An ORDINANCE to make appropriations for

current expenses and other expenditures of the City of London, State of Ohio, during the fiscal year ending December 31, 2025

Mr. Eades presented the 2025 budget, noting that each member should have received the detailed report from the city auditor and had a chance to review it. He encouraged members to look it over and ask the auditor any additional questions, as she was present at the meeting. He emphasized that the budget did not need to be passed that night, as there was one more meeting before the deadline. The budget included an emergency clause, meaning it would take effect immediately if passed at the next meeting. He highlighted two items added to the budget: $135,000 for pickleball courts and $100,000 to repair an existing salt barn at the street department. These were capital improvement items, and if approved, the projects would be pre-approved. If removed, they would need to be approved within the capital budget, allowing for debate and amendments.

Mr. McDaniels proposed an amendment to remove the pickleball courts and salt barn from the budget.

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

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

Mr. McDaniels also made a motion to allocate $4,500 for the ambassador program, suggesting it be placed under Parks and Recreation.

Mayor Closser noted that questions had been raised about the development of the ambassador program.

Ms. Combs asked what the money would be used for, and Mr. McDaniels explained it would cover background checks, cameras, and other needs to get the program started. He suggested it be categorized under operating expenses.

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

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

Mr. McDaniels then proposed another amendment to reduce the $35,000 allocated for park security back down to $20,000, noting that the original amount was intended to be temporary.

Ms. Combs clarified that the increase in the Parks and Recreation salaries line was not just for security but for all park and recreation employees for the summer.

Mr. Eades asked if Mr. McDaniels wanted to decrease the number by $15,000 or leave it as it was. Mr. McDaniels decided to leave it as it was.

Mr. Eades reiterated that the budget did not need to be voted on that night and could be discussed again at the finance meeting or the next council meeting. He mentioned the option to suspend the rules if the council wished to expedite the process.

Mr. Norman questioned the need for another reading, given the amendments made.

Mr. McDaniels expressed his intention to further reduce the budget by about 10% across the board, indicating he needed more time to review it in detail.

RESOLUTION 200-24 Sponsored by: Shannon Treynor A RESOLUTION authorizing the Safety-Service Director to enter into collective bargaining agreement between the City of London and the Ohio Patrolmen's benevolent association

Mr. Eades stated that the window to pass this will be up prior to the next meeting

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

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

Leave for a 3rd Reading

Mayor Closser asked if council wished to have a special meeting to pass this or should he wait the 30 days to run out and it will ratify on its own.

Mr. Norman asked what hesitation was on passing this

Mr. McDaniels said it hasn't had its 3 meetings

Mayor Closser said it can't go to 3 meetings because of 30 days; fire was passed at 2nd reading. This is 3rd one that needs to be suspended and passed. I have explained this in multiple previous mayor reports. This must be ratified within 30 days of being notified. I emailed the contract immediately after being signed off by unions.

Mr. Eades – we did suspend after 2nd reading on the previous 2 union contracts.

Mr. Norman – it will go into effect on 18th then?

Mr. Closser – yes, it would automatically go into effect without council approval on the 18th. He stated that he had never seen that before

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

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

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

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

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

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

RESOLUTION 201-24 Sponsored by: Shannon Treynor A RESOLUTION declaring the official intent and reasonable expectation of the City of London on behalf of the State of Ohio (the borrower) to reimburse it's storm water utility fund 690 for the CK01AA/CK02AA, third ward storm sewer improvements with the proceeds of tax exempt debt of the State of Ohio

Mr. Eades explained that the purpose of the document is to declare the intent to be reimbursed by the state once the project is completed and approved by the state. This ensures that any funds set aside will be reimbursed.

Ms. Combs added that this is a new procedure implemented by OPWC to allow for a draw and reimbursement of funds already paid for the project.

Ms. Combs emphasized that the document is time-sensitive because draws have been made, payments and invoices need to be submitted, and this document must be uploaded prior to the next draw.

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

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

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

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

RESOLUTION 205-24 Sponsored by: Andrew Hitt A RESOLUTION increasing appropriations. Health providers need to be paid.

Ms. Combs explained that the auditors found the city was not documenting health insurance coverage in a separate fund. To reconcile with the specific account, it needs to be documented separately. This change does not alter the current process but adds an additional step to document the revenue of $2.2 million as well as the expense. It is essentially an in-and-out process. There may be a slight overage if the plan goes well throughout the year. This is a state auditor requirement, and Ms. Combs requested that the council consider suspending and passing it to ensure procedures are properly documented before closing out the month and year.

Mr. Eades sought clarification, asking if this was just on paper and not an actual transfer of $2.2 million, which had already been paid.

Ms. Combs confirmed that it was not taxpayer money or funds being transferred from

other accounts. It is simply documenting the funds in their own account and reconciling with the bank account. The third-party administrator (TPA) currently writes all the checks, and this needs to be documented in a separate fund.

Mr. Norman expressed confusion, asking about the creation of a new line (line 800) with $2.2 million and whether this would result in double-counting health care costs already listed in individual departments.

Ms. Combs clarified that the funds are not being transferred from those departments. The health insurance coverage for employees will still be accounted for in each specific department. The new procedure requires documenting all checks in the 800 fund, which will show the actual payments to providers for employee health care, rather than just the monthly premiums.

Mr. Norman acknowledged the explanation, noting that it made sense.

Mr. Eades reiterated the need for clarity, asking if the $2.2 million would be shown as revenue somewhere.

Ms. Combs explained that it would be shown as an expense in the premiums but also as revenue in the fund, representing the premiums paid into the pot.

Mr. Eades confirmed that the $2.2 million would be shown as paid revenue and then come back out of the same fund.

Mr. Hitt asked if the company that pays providers provides a check receipt or similar documentation.

Ms. Combs stated that she receives a weekly check register of all checks written, which is tracked.

Mr. Hays questioned why this issue was not addressed earlier.

Ms. Combs explained that because the city did not write the checks, it was not known that reconciliation with the TPA's accounting was necessary. This oversight was not caught by previous auditors but was identified by the state during the current audit.

Ms. Combs assured that it was simply a documentation issue that needed to be corrected by creating a separate fund.

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

Absent:	**1-**	**Treynor**
Affirmative:	**6-**	**Norman, Stahl, Eades, McDnaiels, Hays, Hitt**
Against:	**0-**	

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

Absent:	**1-**	**Treynor**
Affirmative:	**6-**	**Norman, Stahl, Eades, McDnaiels, Hays, Hitt**
Against:	**0-**	

New Business

RESOLUTION 206-24 Sponsored by: Shannon Treynor, Andrew Hitt and Greg Eades a RESOLUTION delineating overlays in relation to the proposed London Gateway Incentive districts 'A' through 'S' within the City of London, Ohio; and adopting a written economic development as to same; setting the time and place of a public hearing; authorizing and ratifying the giving of notice to the London City School District, The Tolles Career and Technical Center and the Board of County Commissioners of Madison County, Ohio, ALL Pursuant to Ohio Revised Code Section 5709.40(C) and its related rules and laws, and declaring an emergency

Mr. Eades noted that the person with a good handle on the topic was not present and that he could not provide a thorough explanation. He mentioned that the law director had emailed a summary sheet to council members and suggested that the law director be present to explain in greater detail. He had questions about the city engineer mentioned in the legislation and asked who the city engineer was and how the council could get a report from the city engineer regarding the sufficiency of existing public infrastructure and the economic development plan.

Mr. Castle explained that the city contracts with Choice One Engineering, which acts as the city engineer. They handle plan reviews and other work as needed. He confirmed that they could share reports with the council once received.

Mr. Eades thanked Mr. Castle for the clarification, noting that he was unaware Choice One was on retainer for all projects.

Mayor Closser asked if everyone had read the email from Jennifer dated Monday, December 2. He explained the request to suspend the three-reading rule for 206-24 to allow the city to proceed with sending out required notices and scheduling the public hearing. This would not obligate the city to approve the TIF.

Mr. Norman questioned the need to suspend the three-reading rule and whether it was required by law.

Mayor Closser clarified that suspending the rule was necessary to start the process of public notifications, as required by state regulations.

Mr. Norman expressed concern about starting the process without fully understanding it, noting that the council had never done a residential TIF before.

Mr. McDaniels agreed with Mr. Norman, expressing hesitation about approving something without full knowledge.

Mr. Norman mentioned that he had reviewed the lengthy document and had concerns about some of the percentages.

Mr. Castle explained that scheduling public hearings and sending out notices is a common practice and required by state regulations. He emphasized that this step does not mean the council is obligated to pass the following legislation.

Mr. Smith (Wes Smith, acting as the representative for the owners and developers) explained that the first resolution is essentially to open up the discussion for public hearings and advanced discussions. This step is a formality and does not approve any

residential TIF. It is simply to get the notifications out and open up the process as required by law.

Mr. Hitt asked if 206 allows for notifying different agencies and if it divides the TIF area.

Mr. Smith clarified that it defines the area for the TIF, not divides it.

Mr. McDaniels added that the resolution defines the TIF area and sets the process for public hearings and notifying the necessary entities. He noted that the Ohio Revised Code requires these steps, which can seem quirky if unfamiliar with the process.

Mr. Norman asked why there is an importance to suspend the reading rules instead of following the normal procedure.

Mr. McDaniels explained that defining the area and notifying entities is crucial to start the discussions and set the stage for the TIF ordinance itself.

Mayor Closser added that delaying the process by not suspending the reading rules would push back notifications and subsequent steps by a month or more.

Mr. Norman expressed concern about determining what is best for the city without fully understanding the TIF and NCA processes, as stated in 206.

Mr. Smith explained that a residential TIF is an economic development tool used by many growing communities in central Ohio. He provided an example of Franklin County, where over 26,000 single-family lots have residential TIFs.

Mr. Smith explained that the map encompasses just over 1,000 acres within the City of London limits, formerly owned by MTB since around 1985. He outlined three economic development tools proposed for the land: a residential TIF, a commercial TIF, and a New Community Authority (NCA).

The **residential TIF** would cover roughly 90 acres of a 110-acre parcel at the intersection of Betty Wilson Road and US 42, and the Johnsons Creek area previously approved for 872 single-family lots. This TIF would allocate revenues into a TIF fund for public infrastructure improvements, ensuring the school district still receives its portion of funds.

The **commercial TIF** would cover the remaining land for commercial development, similarly allocating funds for public infrastructure.

The **NCA** would add a 10-mill charge to the properties within the 1,000 acres, placing the financial burden of new public infrastructure on the property owners or residents within that area.

Mr. Smith emphasized that these tools aim to attract high-quality housing, commercial development, and jobs by ensuring necessary infrastructure is in place. He highlighted the significant income tax revenue potential for the city, noting that the average household income in new developments like London Landing is significantly higher than the city's current average. For example, homes in Johnsons Creek are expected to have average household incomes of $135,000 to $180,000, translating into substantial income tax revenue for the city and schools.

He concluded by noting that upon full build-out, Johnsons Creek alone could generate approximately $2.1 million in income tax revenue for the city and $1.4 million for the schools from just 260 acres of the 1,000-acre development.

Mr. Smith continued by emphasizing that the goal of these economic incentive packages is to benefit the city. He noted that the 1,016 acres currently generate $33,000 a year for all taxing entities, with the city receiving roughly $4,000 of that amount. The aim is to use these incentives to fund public infrastructure improvements, such as extending Eagleton Boulevard from 42 to 142, which is likely not within the city's current budget. By having the developer step in to fund this infrastructure, the city can attract high-quality businesses and residents, thereby boosting income tax revenue.

Mr. Hitt explained that the public is essentially acting as the bank for the necessary public infrastructure to support businesses, ensuring that the burden is not on the community.

Mr. Hitt clarified that the residential TIF does not affect the schools.

Mr. Smith confirmed that the residential TIF does not impact the schools and that commercial properties do not generate new students, thus having no impact on the schools. He also noted that the TIF helps pay back the developer for infrastructure costs, including roads, water, sewer, and improvements to highways 42, 38, and 142. Without this infrastructure, high-quality businesses would likely move to other communities with better infrastructure in place.

Mr. Hitt mentioned that the NCA allocates 80% of funds to pay back the developer and 20% to the city.

Mr. Smith added that once the public infrastructure is paid off, the TIF funds will go entirely to the city. The NCA funds, after paying off the infrastructure, will also go 100% to the city.

Mr. Hitt The 20% from the NCA could be used for police and fire operations or other needs as decided by the new community authority.

Mr. Smith explained that the authority board consists of four city members and three members from the developer. The board decides where the funds are directed.

Mr. Eades asked for clarification on the board's decisions regarding fund allocation.

Mr. Smith confirmed that the board decides where the funds are directed. He also described the area around Betty Wilson Road and US 42, noting that the front portion is set for commercial use, while the back half is being discussed for age-targeted single-family residential use.

Mr. Smith clarified that 206 defines the areas covered by the TIF.

Mr. Hitt asked if the different TIF areas would only kick in when development begins.

Mr. Smith confirmed that the TIF would only kick in if approved by the Council and once development starts. He explained that dividing the TIF district into smaller areas allows each area to have its own 30-year lifespan, preventing the entire property from being affected at once.

Mr. Norman asked for clarification on the process without a TIF or NCA. He suggested that a developer would typically build roads and infrastructure, then homes, and sell the homes to cover costs and make a profit.

Mr. Smith explained that without the TIF or NCA, developers might have to work with different builders, potentially resulting in lower-quality homes and less income tax revenue. He noted that high-quality builders are attracted by the infrastructure funded through TIFs.

Mr. Eades pointed out that London Landing was developed without a TIF, with costs built into the home prices.

Mr. Norman reiterated that without a TIF or NCA, developers would still build infrastructure and homes, covering costs and making a profit.

Mr. Smith agreed but emphasized that high-quality infrastructure projects, like extending Eagleton Boulevard, would not be economically feasible without a TIF or NCA. He explained that TIF proceeds fund public infrastructure improvements, which are essential for attracting high-quality businesses and residents.

Mr. Norman asked if the TIF would result in developers making additional profits.

Mr. Smith clarified that TIF proceeds are used for district-wide improvements, not just individual properties. He reiterated that significant public infrastructure projects would not be possible without TIF or NCA funding. He also mentioned that the city could partner with developers to fund public infrastructure.

Mayor Closser added that a TIF can speed up the process by allowing developers to tackle more projects, knowing that infrastructure costs will be partially reimbursed. He referenced the Butcher Block project, which initially failed due to a lack of tax abatement but later succeeded when the benefits were recognized. He emphasized that the current property taxes on the empty land are minimal, so implementing a TIF would not result in a loss but rather a significant gain in income tax and infrastructure improvements.

Mr. Smith reiterated that the discussion was not about deciding on the TIF or NCA that night but about opening up the conversation and addressing questions.

Mr. Norman thanked Mr. Smith for his explanation.

Mr. Hays asked if multiple projects could be worked on simultaneously, such as those on Betty Wilson Road.

Mr. Smith confirmed that they would be working on multiple projects simultaneously, noting that the income tax numbers mentioned were just for the 260 acres of Johnson's Creek.

Mr. Norman asked if the TIF would include areas already built in Johnson's Creek.

Mr. Smith clarified that London Landing is not included in the TIF or NCA, only the undeveloped land from the former MTB property.

Mr. Norman thanked Mr. Smith for the clarification.

Mr. Smith confirmed he was done and asked if he had answered Councilman Hays' question.

Mr. McDaniels thanked Mr. Smith for answering the questions thoroughly instead of just asking to suspend the rules

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

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

Against: **1-** **Norman**

Leave for 2nd 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.

Mr. Eades stated that he hopes Law Director comes to next meeting to assist with understanding this more

President Peters stated public hearing won't be January 16th since 206 did not pass

Mr. Eades was not aware that we could not schedule public hearing until 206 passed

President Peters commented that 206 must pass before scheduling a public hearing.

Leave for 2nd 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)

Mr. Hitt said that they must transfer to show city ownership at some point

Mr. Castle said this is quirky like 206 but needs transferred to London then back to Developer as long as our name is affiliated with property

Leave for 2nd 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

Mr. Hitt and Mr. Eades agreed this is commercial TIF but could not comment further

Leave for 2nd Reading

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.

This is a whole new way to do things; there would be mileage, I am unsure what page this starts on, but I asked about what mileage it would be. We do not currently know what mileage would be. The NCA board would determine the milage.

President Peters again commented that public hearing would not be scheduled til after 206 is passed

Mr. Norman asked to revisit **RESOLUTION 206-24**

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

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

Mr. Norman stated that this process is new and expressed concern that the council is at the mercy of the developer to guide them through it.

President Peters remarked that it is a blessing to have a developer willing to undertake this project.

Mr. Norman acknowledged that while the developer aims to create a better community, their primary goal is to make money. He expressed hesitation about proceeding without having someone independently review the proposal for the city's benefit.

Mayor Closser responded that the developer brought the idea to the city, and they did not proceed blindly. He assured that the Law Director has thoroughly reviewed all the documents. He encouraged council members to reach out to David Kell or another community with similar experience for further insights.

Mr. Norman reiterated the need for independent counsel to review the proposal, not just for legalities as the Law Director has done. He pointed out that the original proposal brought to the finance committee lacked designated city funds, which was only corrected after the committee's review. He emphasized the importance of having independent counsel to represent the city's interests and negotiate with the developer.

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

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

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

Absent:	**1-**	**Treynor**

Affirmative: **6-** **Eades, Hays, Hitt, Stahl, Norman, McDaniels**
Against: **0-**

President Peters scheduled a public hearing on January 16th for ORDINANCE 207-24 and RESOLUTION 210-24

Round Table

President Peters thanked Councilman McDaniels and Councilman Norman for revisiting those pieces of legislation so we could get them passed. He also thanked Wes Smith for coming and discussing the topics

Councilman Norman expressed a desire for an independent counsel to review the proposal, not just for legalities but to ensure the best deal for the city. He also shared that he enjoyed the Old Fashioned Christmas event with his grandson, noting the high turnout and the success of getting people downtown. He wished everyone a good week.

Councilman Stahl mentioned that his family also attended the Old Fashioned Christmas and had a great time. He emphasized the importance of attracting new people and developing new roads, urging everyone to take time to read the ordinance regarding the 1,000 acres that have been undeveloped.

Councilman Hitt thanked everyone who shows interest in the city, both in person and online. He thanked Wes for explaining the TIF and NCA and congratulated the football and volleyball teams. He reminded everyone of the upcoming public service meeting on the 10th at 5 PM and the finance meeting on the 16th at 5 PM.

Councilman Hays thanked everyone for attending and city employees for their hard work. He praised the football team's 14-1 season and the success of the Old Fashioned Christmas. He reminded everyone of the significance of December 7th, the anniversary of Pearl Harbor, and shared his personal experience of saluting the USS Arizona. He encouraged everyone to take a moment to remember the events of that day.

Councilman McDaniels thanked everyone for coming out and praised the Old Fashioned Christmas event. He also urged the administration to be mindful of spending.

Councilman Eades agreed with Councilman Norman about the importance of having a second opinion on the proposal, noting that two corporations doing business can lead to one having the upper hand. He suggested adding a discussion point about seeking a recommendation for a second opinion, possibly using funds from professional services. He reminded everyone that the comprehensive plan survey is still available and highlighted the impressive number of meals handed out by Phat Daddy's on Thanksgiving. He thanked the police officers and encouraged donations to the Shop with a Cop program and the firefighters' toy distribution efforts.

Adjournment

Motion to adjourn at 8:19pm

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

London City Council

December 5, 2024

Matthew Edgington, Council Clerk	Joshua Peters, Council President
Date	Date