



**Minutes for the Lebanon City Council Meeting (Work Session)
February 6, 2018
7:00 p.m. 50 S. Broadway, Lebanon, Ohio**

Council of the City of Lebanon met in a work session meeting in the large conference room at the City Building. The meeting was called to order at 7:00 p.m. on February 6, 2018 with the following members present: Mayor Brewer, Mr. Aylor, Mr. Dearie, Mr. Messer, Mrs. Monroe, Mr. Shope, and Ms. Wyatt. Present from the City Staff was Manager Scott Brunka, Attorney Mark Yurick, Auditor Dan Burke, Fire Chief Steve Johnson, Planner Meredith Snyder, and Assistant Engineer Hall Block.

The Pledge of Allegiance was recited.

Previous Business

Ordinance 2018-007 – Modifying Chapter 152 of the Lebanon Codified Ordinances dealing with Income Taxes to comply with changes stipulated in Ohio House Bill 49.

Ordinance 2018-009 – Approving a text amendment to the Architectural Design Standards of the Zoning Ordinance to allow Planning Commission discretion to modify the requirements as they relate to greenfield development under certain conditions.

New Business

Ordinance – Approving a re-plat of the Warren County Center off of Justice Drive creating separate lots for buildings 410, 412, and 414 Justice Drive. Mayor Brewer sponsored legislation for the next Council meeting.

Ordinance – Approving the purchase of a replacement vacuum trailer from the State Bid List in the amount of \$57,880. Ms. Wyatt sponsored legislation for the next Council meeting.

Ordinance – Approving an electric mutual aid agreement with American Municipal Power (AMP). Mr. Shope sponsored legislation for the next Council meeting.

Ordinance – Approving an electric mutual aid agreement with the American Public Power Association (APPA). Mr. Shope sponsored legislation for the next Council meeting.

Ordinance – Approving the purchase of a front end wheel loader for the Wastewater Treatment Plant from Caterpillar in the amount of \$56,248 off the State Bid List. Ms. Wyatt sponsored legislation for the next Council meeting.

General Discussion Topics

Fire Levy Presentation

Mr. Brunka described the need to place a fire levy on the ballot in November, 2018. There was a discussion about the current mix of full-time and part-time staffing levels; the challenges posed by the age and condition of Station 41; and the need to size a levy that will adequately fund the Fire / EMS operations without ongoing General Fund subsidies. Three different millage options were discussed within the context of the Fire / EMS Fund Forecast for levy years 2020-2024. Mr. Brunka detailed the poor condition of Station 41, originally built as a laundromat in the 1950's and converted to a fire station in 1985. If the facility is not replaced then there needs to be a \$300,000 investment for a new generator, improvements to the vehicle

exhaust ventilation, renovated living quarters, and other repairs. There was a discussion about ways to improve the existing I.S.O. rating and the benefits of that improvement. The financial pro-forma was reviewed and the distinctions between the three levy proposals were described by Mr. Brunka and Mr. Burke. The City is about to select a vendor to review and recommend the best locations for a replacement fire station. Chief Johnson clarified that the City is obligated to maintain the staffing levels outlined in the Safer Grant for three years.

Sign Code Discussion

Mr. Yurick stated that sign code regulations are one of the most difficult things for municipalities to regulate due to first amendment issues and the fact that violations are often determined on a case-by-case basis. The three levels of judicial scrutiny were explained to City Council. Mr. Yurick stated that he cannot assure City Council that any sign code restrictions would hold up in court because anyone can make a counter argument. The proposed legislation limits signs by various factors including size and location, any content-based restrictions are problematic. Mr. Yurick is recommending the proposed changes because they are more defensible than the existing sign codes.

There was a discussion about some other communities that have chosen not to enforce their sign codes and there was a consensus among City Council that Lebanon will continue to enforce our sign codes. Resident Lori Viars spoke and recommended that City Council err on the side of political freedom of speech. Mayor Brewer mentioned that all political signs were prohibited in Lebanon when she first ran for City Council and things have evolved over the years. City Council asked Mr. Brunka to review the sign codes of our neighboring communities and present an update at the next work session.

The Bethel A.M.E. Recognition has been scheduled for the February 13th Council Meeting.

City Council members need to notify Scott if they would like to attend the annual YMCA Gala.

Open Discussion

There was a discussion about the R.F.Q. for the development of City-owned property and whether Bicentennial Park was supposed to be included in the proposal. Mr. Brunka will prepare a separate R.F.Q. for the Bicentennial Park parcel.

There being no further business to come before this Council a motion to adjourn the meeting was made by Mr. Aylor, seconded by Mr. Shope. Roll call vote was approved unanimously.

The meeting was adjourned at 8:49 p.m.

Passed: *February 27, 2018*



Mayor



Clerk

Clerk