



**Minutes of the Lebanon City Council Meeting  
May 8, 2018 – 7:00 P.M.  
50 S. Broadway, Lebanon, Ohio**

Council of the City of Lebanon met in regular session on May 8, 2018 in the Council Chambers. The meeting was called to order at 7:00 p.m. with the following members present: Mr. Aylor, Mr. Dearie, Vice Mayor Messer, Mrs. Monroe, Mr. Shope, and Ms. Wyatt. Also present were Manager Scott Brunka, Attorney Mark Yurick, and Auditor Dan Burke.

Mr. Aylor made a motion to excuse Mayor Brewer, seconded by Mr. Shope, approved by unanimous show of hands.

The pledge of allegiance was led by the Lebanon High School Junior R.O.T.C. The invocation was given by Mr. Shope.

Consideration of the Work Session Minutes: April 3, 2018.

Mr. Dearie made a motion to adopt the minutes, seconded by Mr. Aylor. Roll call vote to adopt the minutes was approved unanimously.

Consideration of the Work Session Minutes: April 16, 2018.

Mr. Dearie made a motion to adopt the minutes, seconded by Mr. Aylor. Roll call vote to adopt the minutes was approved unanimously.

Consideration of the Regular Meeting Minutes: April 24, 2018.

Mr. Aylor made a motion to adopt the minutes, seconded by Ms. Wyatt. Roll call vote to adopt the minutes was approved unanimously.

Recognition of Visitors: COA Recognition for Anthony Thompson

Ms. Wyatt introduced Anthony Thompson. A representative of the Lebanon Elks stated that Anthony Thompson, representing the City of Lebanon, won the Elks national Hoop Shooters free throw competition. Anthony Thompson was the top shooter in all age groups and Ms. Wyatt presented Anthony Thompson with a proclamation from Council.

Public Hearing for the rezoning of 1.42 acres off of Belvedere from GC to R-2 zoning was opened with a motion from Mr. Aylor, seconded by Mr. Shope. Mr. Brunka gave a visual presentation of the zoning map related to this request. Planning Commission has recommended denial of the rezoning request based on the existing zoning designation and recommendations outlined in the Comprehensive Plan. Mr. Pete Mason, Operations Director of the Warren County Board of Developmental Disabilities spoke in favor of the request. Mr. Mason works cooperatively with the Community Assistance Housing Program and their purpose is to develop rental properties for residents with developmental disabilities. They are trying to develop single bedroom housing facilities for exclusive use of residents with developmental disabilities. After researching the area, they believe that there is a lack of housing which meets this criteria. The proposed location's close proximity to Columbus Avenue is attractive because of access to jobs,

entertainment, shopping, and the Warren County Transit system. There were no questions from City Council. Mr. Dearie made a motion to close the public hearing, seconded by Mr. Shope. The Public Hearing was closed without objection.

Public Hearing for the rezoning of 64.91 acres off of US 42 from I-1 to R-1A PUD zoning was opened with a motion from Mr. Dearie, seconded by Mrs. Monroe. Mr. Brunka explained the rezoning request and stated that the City of Lebanon owns the property. The applicant is Mr. Mike Williams, owner of the Highland Development Partners. Mr. Brunka gave a visual presentation of the zoning map related to this request. The development will consist of seventeen residential lots along with a future commercial parcel on State Route 42. Mr. Brunka showed photos of the housing product that the City would expect. The existing wetland areas will be preserved as public open space. Planning Commission unanimously recommended approval of the request based on the current development patterns and natural features which exist on the property. There were no comments or questions from the public, the applicant or City Council. Ms. Wyatt made a motion to close the public hearing, seconded by Mrs. Monroe. The Public Hearing was closed without objection.

Public Hearing amending the future land use map in the Comprehensive Plan was opened with a motion from Mr. Shope, seconded by Mr. Aylor. Mr. Brunka explained the amendment request. Mr. Brunka gave a visual presentation of the existing Comprehensive Plan future land use map and the proposed changes. There were no comments or questions from the public or City Council. Ms. Wyatt made a motion to close the public hearing, seconded by Mrs. Monroe. The Public Hearing was closed without objection.

## **NEW BUSINESS**

**Resolution 201-042** A Resolution Adopting An American With Disabilities Act (ADA) Transition Plan was read in title only by Mr. Yurick. Mr. Brunka stated that this legislation will adopt the City's American Disabilities Act (ADA) transition plan as required per Federal grant guidelines associated with roadway projects. Motion to adopt Resolution 2018-042 was made by Mr. Aylor, seconded by Mr. Shope. Roll call vote to adopt was approved unanimously.

**Ordinance 2018-043** An Ordinance Of The City Of Lebanon, Ohio Approving An Amendment To The Official Zoning Map Thereof To 1.42+ Acres of Property Located Along Belvedere Drive (Parcel No. 09314860050) From General Commercial (GC) to Residential Two (R-2) was read in title only by Mr. Yurick. Motion for a first reading was made by Mr. Dearie, seconded by Mrs. Monroe.

**Ordinance 2018-044** An Ordinance Of The City Of Lebanon, Ohio Approving An Amendment To The Official Zoning Map Thereof To 64.91+ Acres of Property Located At 3390 State Route 42 (Parcel No. 1222000040, And 12141000100) From Light Industrial (I-1) To Residential One A Planned Unit Development (R-1A PUD) was read in title only by Mr. Yurick. Mr. Brunka stated that this legislation will approve the rezoning of 64.91 acres off of U.S. 42 (Towne Property) from I-1 Light Industrial to R-1A PUD residential single family as recommended by Planning Commission. Motion for a first reading was made by Ms. Wyatt, seconded by Mr. Dearie.

**Ordinance 2018-045** An Ordinance of The City Of Lebanon, Ohio Approving An Amendment To The Official Future Land Use was read in title only by Mr. Yurick. Mr. Brunka stated that this legislation will approve a map amendment to the future land use map from the 2009

Comprehensive Plan Map for the 64.91 acres off of U.S. 42 from Industrial District to Conservation Residential as recommended by Planning Commission. Motion for a first reading was made by Mr. Aylor, seconded by Mr. Shope.

**Resolution 2018-046** A Resolution Authorizing The City Manager To Prepare And Submit Preliminary Grant Applications To The Ohio Public Works Commission And To Execute Contracts As Required was read in title only by Mr. Yurick. Mr. Brunka stated that this legislation will approve an Ohio Public Works Commission (OPWC) grant application in the amount of \$900k to support the reconstruction of Summit St. and Highland Avenue. Motion to adopt Ordinance 2018-046 was made by Ms. Wyatt, seconded by Mr. Aylor. Ms. Wyatt clarified that these projects take time because there is a lot of utility infrastructure work that goes along with the road reconstruction. Roll call vote was approved unanimously.

**Ordinance 2018-047** An Ordinance Authorizing The City Manager To Execute 2025-2027 Non-Pool Sales Schedule With American Municipal Power, Inc. (AMP) And Declaring An Emergency was read in title only by Mr. Yurick. Mr. Brunka stated that his legislation will approve a purchase power agreement with AMP to secure 20 MW of electric power in years 2025 thru 2027 at an estimated unit price not to exceed \$35.00 per MWH. Motion to adopt Ordinance 2018-047 was made by Mr. Dearie, seconded by Ms. Wyatt. Roll call vote was approved unanimously.

**Ordinance 2018- 048** An Ordinance Authorizing The Redemption Of \$2,725,000 Of Electric System Revenue Bonds, Series 2008 Of The City Of Lebanon, County Of Warren, State Of Ohio; Authorizing Documents Necessary To Effectuate Such Redemption; And Declaring An Emergency was read in title only by Mr. Yurick. Mr. Brunka stated that this legislation will authorize the City to redeem the outstanding \$2.725 million Electric System 2008 bonds as budgeted for in the 2018 Operating Budget. The bonds are callable on June 1, 2018. Motion to adopt Ordinance 2018-048 was made by Mr. Shope, seconded by Mr. Aylor. After a question from Mr. Aylor, Mr. Brunka confirmed that the City's Electric operation will be debt free when these bonds are redeemed. After a question from Mr. Shope, Mr. Burke confirmed that these bonds are being redeemed at the earliest possible call date. Everyone on City Council was pleased to retire this debt. Roll call vote was approved unanimously.

**Resolution 2018-049** A Resolution Accepting The Recommendation Of The Warren County Tax Incentive Review Council Of March 12, 2018 was read in title only by Mr. Yurick. Mr. Brunka stated that this legislation will accept the 2017 Warren County Tax Incentive Review Council recommendation as required by State law. Motion to adopt Resolution 2018-049 was made by Mr. Aylor, seconded by Mr. Dearie. Roll call vote was approved unanimously.

## **Discussion Items**

### **City Manager's Report**

The next meeting of City Council is a Work Session on Monday, May 14 at 7:00 p.m. The grand opening of the Premier Health Atrium Medical Center Bike Park is scheduled for Saturday, June 2 between 10:00 a.m. and 2:00 p.m. There will be a lot of family activities scheduled during the grand opening event.

Ms. Wyatt is very disappointed that City Council was not voting on the sign ordinance that was the subject of a Public Hearing at the last City Council meeting. Ms. Wyatt does not want the threat of a lawsuit to influence the sign ordinance size restrictions that were developed after

several discussions among City Council. Ms. Wyatt wants the residents to know that these sign size requirements apply to signs reflecting any form of protected speech, not just political signs.

Mr. Aylor encouraged the residents to support Lebanon businesses and take advantage of all the dining and shopping opportunities in downtown Lebanon.

Mrs. Monroe stated that speech is sometimes offensive and she doesn't base any of her decisions on the threat of a lawsuit. Mrs. Monroe is very excited about the new Bike Park and the interconnection that the Bike Park provides for the community. The Y.M.C.A. has already programmed summer camp opportunities using the Bike Park.

Vice Mayor Messer is also excited about the Bike Park and the energy it is creating in Lebanon. Although the proposed sign ordinance is now four square feet larger than what was originally discussed, he is in agreement with the slightly larger sign allowance.

### Adjourn

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

The meeting was adjourned at 7:37 p.m.

Passed: *May 22, 2018*

*Mayor Aylor*  
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Mayor

*Amil Bunker*  
\_\_\_\_\_  
Clerk