



**Minutes for the Lebanon City Council Meeting (Work Session)
October 2, 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 October 2, 2018 with the following members present: Mayor Brewer, Mr. Aylor, Mr. Messer, Mrs. Monroe, Mr. Shope and Ms. Wyatt. Present from the City Staff was Manager Scott Brunka, Attorney Mark Yurick, and Auditor Dan Burke. Mr. Dearie arrived at 7:08 p.m.

The Pledge of Allegiance was recited.

Previous Business

Ordinance – Adopting the West Main St. Area Plan as an amendment to the 2009 Lebanon Comprehensive Plan document. No discussion.

Ordinance – Approving text amendments to Chapters 1133, 1137, and 1142 of the Lebanon Zoning Code relating to vacation rentals, short term rentals, and bed and breakfast operations. Mrs. Monroe asked if Planning Commission considered allowing residents to rent their home on a limited basis. Mr. Brunka does not recall that topic being discussed. City Council discussed potential problems like irresponsible tenants, sex offender restrictions, and other things that are difficult to monitor.

New Business

Ordinance – Approving the rezoning of 1.637 acres located at 1000 E. Main Street from R-3 Residential Multi-Family to NC Neighborhood Commercial to support a new 1st National Bank office building as recommended by the Planning Commission. Mrs. Monroe asked about the use of the vacated location and Mr. Brunka stated that they plan to lease the building for professional use. Ms. Wyatt sponsored legislation for the next City Council meeting.

Ordinance – Authorizing a reimbursement to Highlands Development Partners in the amount of \$60,628.75 for the upsizing of 4065 L.F. of water main from an 8” to a 12” main to support future expansion of the City’s water service. Mr. Brunka stated that this is a reimbursement of the actual cost to the developer and the upsizing will benefit future development opportunities for the City. Mr. Messer sponsored legislation for the next City Council meeting.

General Discussion Topics

2019 Operating Budget

Mr. Brunka presented a summary of the draft 2019 Operating Budget. The budget includes a \$5.9 million dollar investment in road improvements, several roads will be completely reconstructed. This includes \$200,000 more than anticipated from the General Fund directly related to the earnings tax credit reduction. Mr. Aylor suggested that we publicize the additional 2019 street repair funding when compared to previous years. The total costs for the 2019 Monroe Road improvements and 2020 Summit Road improvements will be similar. Mr. Dearie asked for clarification on the needed reconstructions. Mr. Brunka stated that Dave

Avenue is completely worn and the result of neglected maintenance while Walnut Street is a combination of wear and past utility cutouts. The road repair program is a significant focus of the 2019 budget.

Some of the miscellaneous projects include an update of the city website; a new building and zoning permit software system; limestone repairs on the City Hall exterior; the bike trail realignment; and expansion of the parking lot at Miller Park. A small business grant program has been budgeted at \$40,000 and the program will be developed with City Council approval.

The cash balances in the General Fund, G.O. Bond Fund, and Capital Improvement Fund are all projected to grow over the next several years. No new G.O. Bond debt is anticipated in 2019. The 2019 Capital Improvement Plan has been fully funded. Almost \$3,000,000 of state and federal grant money has been secured for 2019. A new Police Dispatcher position is the only new position included in the draft budget and a top priority for the Police Department. Mr. Brunka and Mr. Burke confirmed for Mr. Dearie that no positions have been eliminated in 2019. A 3% water rate increase is the only utility account increase budgeted for 2019. Updating the Lebanon Comprehensive Plan is the only significant City Council budget goal that has not been funded for 2019. Mr. Brunka stated that the Downtown Master Plan and the West Main Street Plan were very time-consuming projects for 2018 and he wants to focus on zoning code modifications before taking on another significant planning update. A Comprehensive Plan update will cost around \$100,000 and Mr. Brunka will schedule it for 2020. City Council expressed their appreciation for the update and asked Mr. Brunka to thank the department managers for their input.

Bus Facility at 1525 Mason Morrow Millgrove Road

Representatives from the Kings School District asked if the City had any property available in the area for a bus storage and repair facility. Mr. Brunka reviewed a proposal to locate the facility on approximately 10 acres of land adjacent to the City's Wastewater Facility. There was a discussion about selling versus leasing the property and City Council authorized Mr. Brunka to have the property appraised. Mr. Yurick is concerned about a lease because the facility could create environmental waste from fuel, oil, etc. Mr. Brunka stated that any revenue from the sale would be deposited to the Wastewater Fund.

A Public Hearing for the proposed rezoning at 1000 E. Main Street is scheduled for the next City Council meeting

The representatives behind the Pleasant Square redevelopment program have scheduled an informational meeting for October 11 and they would like to discuss the plan at the next City Council Work Session.

Open Discussion

Mr. Dearie asked about traffic problems created by Apple Fest. There were several simultaneous events contributing to the heavy traffic and Apple Fest is expanding to two days in 2019 which should help. There was a discussion about the Fire Levy promotional materials and it has been reported that the signs and flyers are being printed. Mr. Aylor suggested starting an evaluation process for City Council's three appointed officials. Mr. Brunka will send City Council a sample evaluation format.

There being no further business to come before this Council a motion to adjourn the meeting was made by Mr. Messer, seconded by Ms. Wyatt. Roll call vote was approved unanimously. The meeting was adjourned at 8:01 p.m.

Passed: *October 23, 2018*

Maya H. Burre

Mayor

David Burke

Clerk