



**Minutes for the Lebanon City Council Meeting (Work Session)**  
**June 17, 2019**  
**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 June 17, 2019 with the following members present: Mayor Brewer, Mr. Aylor, Mr. Dearie, Mrs. Monroe, Mr. Shope and Ms. Wyatt. Present from the City Staff was Manager Scott Brunka, Attorney Mark Yurick, and Auditor/Clerk Dan Burke. Mr. Shope made a motion to excuse Mr. Messer, seconded by Ms. Wyatt and approved by a show of hands. The Pledge of Allegiance was recited.

**Previous Business**

Ordinance 2019–048 - Accepting the 1.0 acre Cardinal Landscaping Annexation. Mr. Brunka has added emergency language so the owner can expedite closing.

Ordinance 2019–050 - Approving a zoning map amendment to rezone 6.125 acres of property off of Southline Drive from R-1CC (Residential One CC) to R-1CC PUD to support the Monroe Meadows Subdivision. Mr. Brunka stated that the homes will be priced in the \$170,000 range and he will email City Council an image of the proposed housing units.

**New Business**

Ordinance – Amending Chapter 133 of the Lebanon Codified Ordinances providing for approved positions and titles for the City of Lebanon. Mr. Brunka stated that this changes the title of a position to more accurately represent the duties of the position, no grade or compensation change. Mayor Brewer sponsored legislation for the next City Council meeting.

Resolution – Approving the petition for special assessments for special energy improvement projects as permitted under the Ohio Revised Code Chapter 1710, in cooperation with the Warren County Energy Special Improvement District. Mr. Brunka reviewed the summary sheet. This tool permits businesses to work with the Port Authority to finance allowable energy improvement projects and repay the loan through a property tax assessment. Mr. Yurick stated that the debt lien becomes top priority on the mortgage and that the lender has to agree to the assessment. A few communities throughout Ohio have implemented this program and this is simply another tool to promote energy efficiency improvements. A few local businesses have inquired about the program and there do not appear to be any risks for the City of Lebanon. Mr. Yurick added that administrative costs are rolled into the assessment so the participants will have to evaluate whether it is a viable financing option. Energy efficiency improvements are encouraged because they have a positive impact on peak load capacity system wide. This is a sophisticated program and Mr. Yurick will continue to gather information. Mayor Brewer and Ms. Wyatt sponsored legislation for the next City Council meeting.

Ordinance – Levying special assessments in the amount of \$438 for the purpose of acquiring LED lighting for the City-owned Academy Building located at 190 New Street in coordination with the Warren County Energy Special Improvement District (ESID). Mr. Brunka stated that the City needs to have a demonstration project to start the E.S.I.D. and this project was already budgeted. Mayor Brewer and Ms. Wyatt sponsored legislation for the next City Council meeting.

Ordinance – Determining to proceed with the acquisition of LED lighting for the City-owned Academy Building located at 190 New Street in coordination with the Warren County Energy Special Improvement District (ESID). Mayor Brewer and Ms. Wyatt sponsored legislation for the next City Council meeting.

General Discussion Topics: None

**Open Discussion**

There was a discussion about repeat property maintenance offenders. Mr. Brunka explained the typical process to identify and cite property maintenance violations. Mr. Yurick stated that the City typically tries to work with people because punitive fines are not effective when the violator doesn't have the money to make the property compliant. There was a discussion about violators that consistently have junk and / or garbage on the property. Mr. Brunka stated that these properties are particularly difficult because the owner will often make incremental improvements but not a complete cleanup. Mr. Brunka will research and report back to City Council.

Ms. Wyatt stated that several residents have complained to her about the services provided by the Lebanon Community Services. Ms. Wyatt stated that a volunteer told her that the organization has a goal to accumulate \$100,000 while they are cutting back on food distribution. Mr. Brunka clarified that the building is leased by the City and we provide occasional building maintenance as needed. The organization is operated by an independent board. Mr. Shope stated that the organization may have a valid reason for accumulating funds and he would like to know more about their plan before drawing conclusions. The organization is supposed to provide an annual non-profit certification and Mr. Brunka will review those records. Mayor Brewer is concerned about doing anything except verifying that the organization is following the terms of their lease with the City. Nobody else on City Council is aware of these organizational complaints. Mrs. Monroe was excused at 7:30 p.m.

**Executive Session**

There being no further business to come before this Council a motion to adjourn the meeting was made by Mr. Dearie, seconded by Mr. Shope. Roll call vote was approved unanimously. Meeting adjourned at 7:38 p.m.

Passed: *July 9, 2019*

*Mayor Brewer*  
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Mayor

*David Burke*  
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Clerk