



**Minutes for the Lebanon City Council Meeting (Work Session)
September 16, 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 September 16, 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. Ms. Wyatt made a motion to excuse Mr. Messer, seconded by Mr. Aylor and approved by a show of hands. The Pledge of Allegiance was recited.

Previous Business

None

New Business

Ordinance – Approving electric rate adjustments as outlined in the 2019 Electric Rate Study, which will result in a reduction in electric rates for all customer rate tiers. Mr. Brunka stated that the electric rate study has been completed and staff is recommending an across-the-board electric rate reduction. The City's electric rates will be lower than most of our benchmarking counterparts. All of City Council sponsored legislation for the next City Council meeting.

Ordinance – Authorizing the City Manager to execute an amendment to the Master Service Agreement with American Municipal Power (AMP) allowing Lebanon to participate in the EcoSmart Choice Program. Mr. Brunka stated that the City has received some customer requests to participate in a green energy program and this will provide that option. Mr. Yurick clarified that the customer will voluntarily pay an energy surcharge pass through if they want to participate in the program, no additional cost to the City of Lebanon. All of City Council sponsored legislation for the next City Council meeting.

Resolution – Accepting the 2020 property tax rates and revenue estimates as determined by the Warren County Auditor's Office. Mr. Burke explained that the only change is that the Fire and E.M.S. Levy rate will increase from 7.0 mils to 9.0 mils as approved by the voters in November, 2018. Mr. Aylor and Mr. Shope sponsored legislation for the next City Council meeting.

Ordinance – Authorizing the purchase of 30 sets of Fire Department turnout gear from Phoenix Safety Outfitters in the amount of \$98,835 for the Fire Department. Mr. Brunka stated that the City's existing turnout gear is not reaching its full life expectancy because we do not have a suitable storage location to protect the gear. This deficiency will be corrected in the new fire facility. Mr. Shope sponsored legislation for the next City Council meeting.

Ordinance – Approving a supplemental appropriation in the amount of \$50,000 in the Fire Fund code 213-8120-55105 to support the purchase of additional turnout gear. Mr. Shope sponsored legislation for the next City Council meeting.

Ordinance – Rescinding Ordinance #2019 – 071 relating to a Community Reinvestment Area (CRA) incentive agreement with North Broadway Apartments LLC. Mr. Brunka and Mr. Yurick explained that the vocational school was not given the appropriate notice of the original C.R.A. ordinance in accordance with the Ohio Revised Code. This is a minor formality and the vocational school has now been notified. Mayor Brewer sponsored legislation for the next City Council meeting.

Ordinance - Authorizing the City Manager to enter into a Community Reinvestment Area (CRA) incentive agreement with North Broadway Apartments LLC for the mixed use development located at 511 N. Broadway Ave. Mr. Brunka stated that this is a duplicate of the rescinded ordinance. Mayor Brewer sponsored legislation for the next City Council meeting.

General Discussion Topics:

Presentation On Proposed Leo Brown Group Development

Mr. Brunka introduced Bill Morton and Mike Wagner. Mr. Morton stated that the Leo Brown Group is a company that develops and owns / operates senior living projects and is headquartered in Indianapolis, Indiana. They have been working with Mr. Brunka and Economic Development Director Jason Millard in advance of this presentation. Mr. Wagner stated that they have looked at the City of Lebanon for a while to find a location to develop a senior citizen focused independent and assisted living facility. This is not a skilled-care nursing home facility. The facility would include a single-story assisted living building with a memory unit and several stand-alone cottages, a total of 132 units on Neil Armstrong Road. The main building will have several dining, social and entertainment spaces for all residents. They are currently under contract for the property and are performing due diligence on the site. Their financing model focuses on private pay tenants. The company has completed 14 similar projects and have several others under construction. The proposed site plan was reviewed. High quality building materials will be used for all structures. Based on experience, Mr. Wagner stated that the one-story floor plan model proposed for the Lebanon project is typically very desirable. Their intent is to provide a convenient housing option for residents who want to stay in the City of Lebanon. The entire cost of the project will be close to \$30,000,000. Mr. Brunka asked City Council if they were interested in providing any type of economic development concessions that may include some property tax abatement. There was a discussion about how the property is zoned (Residential) and the development costs related to the existing topography. There was a consensus among City Council that this type of development is needed in the City of Lebanon. Mr. Brunka will discuss some options with the Leo Brown Group representative and provide an update to City Council. Mr. Wagner invited City Council to visit any of their existing facilities for a tour. Mr. Wagner's goal is to close on the property in March of 2020 and begin construction as quickly as possible.

Ahrens Fox Fire Engine Donation Request

Mr. Brunka introduced Jeff Prater and Todd Oliver from the Lebanon Ohio Historic Fire Department Inc. The Fire Engine is currently stored at Station 41 and is no longer used for ceremonial purposes. Mr. Brunka does not plan to build a space in the new fire station to store the vehicle. Mr. Oliver discussed the history of the vehicle and Mr. Prater showed pictures of the restoration work that occurred in the 1980's. Mr. Prater owns several other fire vehicles that he has purchased from the City of Lebanon in the past. His goal is to preserve this engine and eventually display all of the historic Lebanon fire vehicles and equipment. Mr. Brunka's recommendation is to donate the vehicle so it is kept in the community. If the Lebanon Ohio Historic Fire Department Inc disbands in the future then ownership of the vehicle will revert back to the City of Lebanon. There was no objection from City Council to donate the vehicle.

Park Board Application

Mr. Brunka is recommending that Howard Harris be nominated to fill a vacancy on the Park Board. Mr. Aylor made a motion to appoint Howard Harris to the Park Board, seconded by Ms. Wyatt and approved unanimously by a show of hands.

Open Discussion

Mrs. Monroe complimented the new City of Lebanon logo.

Mr. Aylor stated that there is a Cincinnati Eastern Bypass proposal that would divert traffic from Franklin through Lebanon and eventually cross into Kentucky. Mr. Brunka believes that the State Legislature mandated the study but the proposal is not supported by O.D.O.T., the County Commissioners or O.K.I. Mr. Brunka discussed this proposal with County Engineer Neil Tunison about a year ago. City Council asked Mr. Brunka to gather additional information.

Mayor Brewer thanked FOX 19 news for their excellent City of Lebanon program.

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 Ms. Wyatt. Roll call vote was approved unanimously. Meeting adjourned at 8:10 p.m.

Passed: *October 8, 2019*

Maya Brewer

Mayor

Annal Brunka

Clerk