



**Minutes for the Lebanon City Council Meeting (Work Session)  
November 6, 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 November 6, 2019 with the following members present: Vice Mayor Messer, 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 Mayor Brewer, seconded by Mr. Shope and approved by a show of hands. The Pledge of Allegiance was recited.

**Previous Business**

Ordinance – Approving a zoning map amendment and PUD Concept Plan for 8.75 acres located at 511 N. Broadway Ave., 525 N. Broadway Ave., and part of 501 N. Water St. to support the N. Broadway Ave. mixed use development project. In response to a question from Mr. Shope, Mr. Brunka and Mr. Yurick clarified that this legislation was necessary because the planned building density changed.

Ordinance – repealing sections 508.13 and 925.12, and amending sections 377.02(E) and 531.05 (A) (2) (b) of the Lebanon Codified Ordinances to comply with Ohio HB 228 regarding the possession and use of firearms. Mr. Brunka clarified that this legislation was already approved by City Council. There was a discussion about the new legislation and Mr. Yurick clarified that all local firearm ordinances have now been superceded by State law. All State of Ohio criminal firearm restrictions still apply in the City of Lebanon.

**New Business**

Ordinance – Adopting the City of Lebanon 2020 Operating Budget. Mr. Brunka explained a few changes that have been made since the first 2020 Operating Budget was distributed to City Council. The changes included new bargaining unit contract provisions that were finalized since the budget process began. In response to a question from Mr. Shope, Mr. Brunka clarified that the budget for the Small Business Incentive program has increased since the project eligibility will be expanded beyond the Central Business District in 2020. This will be scheduled for a first reading at the next City Council meeting. Ms. Wyatt sponsored legislation for the next Council meeting.

Ordinance – Approving the inter-fund transfers contained in the proposed 2020 Operating Budget. Mr. Aylor sponsored legislation for the next Council meeting.

Ordinance – Approving an adjustment in the Storm Water Utility Fee from \$3.50 per Equivalent Residential Unit per month to \$3.75 per Equivalent Residential Unit per month. Mr. Brunka explained that the fee has not changed since it was initiated in 2004. The additional revenue will help offset the cost of improvements related to street repair and reconstruction projects. There was a discussion about modifying fees like this and the garbage / recycling fees on a scheduled basis as known costs increase. Mr. Yurick referenced the City Charter to explain how and when fees can be modified. Vice Mayor Messer sponsored legislation for the next Council meeting.

Ordinance – Approving a 5% rate adjustment to the Refuse and Recycling fees to account for the service cost increase outlined in the current contract. Ms. Wyatt sponsored legislation for the next City Council meeting.

Ordinance – Approving the Designated Outdoor Refreshment Area (DORA) application that has been filed with the City. The original application restricted the D.O.R.A. operation on seven days and Mr. Brunka explained that he removed the seven day reference and City Council will now have the ability to authorize a suspension annually. Mr. Brunka will ask vendors to request those suspensions early in the year so City Council can authorize the schedule. Mr. Shope asked if unanimous Council approval was required for passage of the Ordinance as the wording seemed to suggest. Mr. Brunka did not think unanimous approval was required and he will review. There was a discussion about the placement of signs and garbage receptacles. Vice Mayor Messer sponsored legislation for the next Council meeting.

Ordinance – Approving revisions to the Lebanon Codified Ordinances Chapter 925.08 (K) Personal Conduct section of the Parks Rules and Regulations to reflect the establishment of a DORA. Vice Mayor Messer sponsored legislation for the next Council meeting.

Ordinance – Approving an agreement with the Lebanon City Schools to transfer property known as the “trailer lot” to the City for incorporation into the 511 N. Broadway Ave. redevelopment project. Mr. Brunka reviewed the proposal. Ms. Wyatt sponsored legislation for the next Council meeting.

Ordinance – Approving a contract with Ford Development Corporation in the amount of \$480,967.45 for the N. Broadway Streetscape and Roadway Improvement Project. Mr. Brunka explained that this extend the streetscape improvements from S. Broadway to the area just before the 511 N. Broadway project. Additional streetscape improvements will occur after the 511 N. Broadway project is complete. There was a discussion about creating cycling lanes in the Broadway street diet plan. Mr. Brunka explained that the current grant application to extend the bike path on N. Broadway includes a protected bike lane. Vice Mayor Messer sponsored legislation for the next Council meeting.

Ordinance – Approving a contract with Oberson’s Nursery and Landscape, Inc. in the amount of \$579,000 for the Berry Plaza Park construction project. Mr. Brunka stated that this is a contingency item in the development agreement to create a public park space in front of Berry School. Oberson’s is the low bidder of the two bids received and they have excellent references. The construction project includes landscaping, hardscape brick plazas, seating areas, and electrical improvements. Ms. Wyatt sponsored legislation for the next Council meeting.

Ordinance – Approving a contract with Eaton in the amount of \$64,787 for the purchase of pad mount switches for the N. Broadway Development project. Mr. Shope sponsored legislation for the next Council meeting.

#### General Discussion Topics:

Warren County Economic Outlook Breakfast is scheduled for November 26<sup>th</sup>, please let Mr. Brunka know if you would like to attend.

Request from Warren County to waive tap fees associated with the new Jail. Mr. Brunka stated that he is scheduled to meet with Warren County representatives next week to discuss a tax abatement on the main building of the proposed Senior Living project. Mr. Brunka wants to meet with Warren County before City Council makes a decision on this request. There was a discussion about the purpose of the tap fees and City Council would like Mr. Brunka to proceed with the negotiations and return with a recommendation.

Request for appointment to the Recreation Board. Ms. Wyatt made a motion to appoint Barb Leitschuh to the Recreation Board, seconded by Vice Mayor Messer and approved by a show of hands.

Fire Truck Donation Request from Franklin Township. Mr. Brunka stated that the Fire Department plans to replace a 2000 Spartan Fire Truck in 2020. Fire Chief Johnson estimates that the vehicle is worth between \$10,000 and \$15,000. Mr. Brunka explained that the City would typically attempt to sell an obsolete vehicle on the GovDeals auction site. Mrs. Monroe asked if we knew how much Franklin Township was willing to pay for the vehicle and Mr. Brunka does not have that information. There was a consensus among City Council to place the vehicle up for auction with a reserve minimum.

City Council Organizational Meeting. Mayor Brewer has requested that the meeting be scheduled for 7:00 p.m. on Thursday, December 5, 2019.


### Open Discussion

None

### 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. Aylor. Roll call vote was approved unanimously. Meeting adjourned at 7:58 p.m.

Passed: 12/10/2019

  
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Mayor

  
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Clerk