



MINUTES OF: LEBANON CITY COUNCIL

Date: MAY 12, 2015

Council of the City of Lebanon met in regular session on May 12, 2015 in the Council Chambers. The meeting was called to order at 7:00 p.m. with the following members present; Messrs: Dearie, Kaiser, Messer, Rodriguez, Norris and Mayor Brewer. Also present was City Manager, Pat Clements, City Auditor, Sharee' Dick, City Attorney, Mark Yurick, and Deputy City Manager, Scott Brunka.

Motion to excuse Mrs. Monroe from this evenings meeting was made by Mr. Messer seconded by Mr. Kaiser. Mayor Brewer asked for a show of hands, all were in favor.

The JROTC Color Guard presented the Colors and everyone said the Pledge of Allegiance. The invocation was given by Mr. Norris.

At this time Mayor Brewer asked for consideration of Council minutes for the April 28th Council Meeting. Motion to adopt the minutes as submitted was made by Mr. Messer seconded by Mr. Dearie. Roll call vote to adopt was unanimous in favor.

Mayor Brewer presented a proclamation to Keena Samples for Food Allergy Awareness Month. Mrs. Samples explained the dangers to children that suffer from food allergies and thanked Council for their support.

Mayor Brewer presented Certificates of Appreciation to FedEx and Sharefax Credit Union in recognition of their support of the Adopt-A-Park Program.

Traci Gallagher spoke to Council about this evening's 4th annual Police Memorial Service at the Lebanon Cemetery celebrating the City's Marshall's from 1909-1934.

Deana Bayes spoke to Council about the Eleanor Ullum Community Center, her political career and her love for this community. She asked Council to please find a way for Mrs. Ullum's name to be memorialized and displayed at the new LCNB development.

Garrett and Beverly Haun voiced their concerns to Council regarding the retention pond at Walnut Creek subdivision section 2. They said that the pond was not up to City code, was a health hazard and dangerous for the children in the community. They stated that they had been in contact with city staff for many months and felt that they were not getting results to the issue. Mr. Rodriguez asked about the health concerns.

Mr. Haun stated the pond had green scum on it and there was a mosquito problem and there had been no improvements in the 3 years he has been complaining about the issue. Mr. Clements explained the development was not completed yet, but that the City was withholding any further building permits until the issues at the retention pond were addressed and the area was brought up to code.

**Resolution No. 2015-058** A Resolution recommending denial of a proposed Amendment to the Warren County Rural Zoning Map to Rezone 127 acres from Light Industrial “LI” to Residential was read in title only by the City Attorney. This legislation will approve recommending the Warren County Rural Zoning Commission and the Warren County Board of County Commissioners deny the application to rezone the 127 acre Rapp Property from Light Industrial (LI) to Residential PUD. Mr. Clements explained the legislation. Motion to adopt Resolution No. 2015-058 was made by Mr. Kaiser seconded by Mr. Rodriguez. Roll call vote to adopt was as follows: Mr. Rodriguez, yes; Mr. Norris, yes; Mayor Brewer, yes; Mr. Messer, no; Mr. Dearie, yes; Mr. Kaiser, yes.

**Ordinance No. 2015-059** An Ordinance approving the donation of the City owned property at 14 West Silver Street to support the Silver Street and Broadway Avenue Redevelopment Project and declaring an emergency was read in title only by the City Attorney. This legislation will approve the transfer of ownership of the City-owned property at 14 West Silver Street to Bunnell Hill Development Co., which is acting on behalf of Lebanon Citizen's National Bank, to support the Broadway Avenue-Silver Street Redevelopment Project. This project includes the construction of a new 45,000 square foot office building and parking lot to support the expansion of LCNB's presence in the City's Central Business District. The transfer of this property will be contingent upon the Ohio Development Services Agency's approval of grant funding from the Racetrack Redevelopment Fund that has been established by the State to promote economic development to offset the City's loss of tax revenue due to the relocation of the racetrack. Mr. Clements explained the legislation. Motion to adopt Ordinance No. 2015-059 was made by Mr. Norris seconded by Mr. Messer. Mr. Kaiser said he wanted additional suggestions for the use of the Racetrack grant monies and he asked for Council to consider giving this a first reading tonight. He said he felt that there should be a public hearing for this legislation. Council had a lengthy discussion regarding the details of this project, the grant application process, value of the Community Center, and the established support of the policy decision to move forward with the project. Mr. Rodriguez said he was in support of the project but did not care for the emergency language in the legislation. Roll call vote to adopt Ordinance No. 2015-059 was as follows: Mr. Norris, yes; Mr. Kaiser, recused; Mr. Dearie, yes; Mr. Rodriguez, yes; Mr. Messer, yes; Mayor Brewer, yes.

**Resolution No. 2015-060** A Resolution authorizing the waiver of Zoning and Building Permit Fees for the Flint Group was read in title only by the City Attorney. This legislation will approve the waiver of the City's portion of zoning and building permit fees for the Flint Group expansion project with an estimated value of \$2,000. Mr. Clements explained the legislation. Motion to adopt Resolution No. 2015-060 was made by Mr. Messer seconded by Mr. Norris. Roll call vote to adopt was unanimous in favor.

Mayor Brewer asked for the City Manager's report. Mr. Clements advised the next work session of Council would be May 18th and would include Council's Goal Setting and he reminded everyone to please bring their binders. He said the next regular meeting would be May 26th and Planning Commission would be May 19th. He reminded everyone that City Offices would be closed May 25th for the Memorial Day Holiday.

Mayor Brewer asked for a motion on the liquor license stock transfer request for the Ameristop Food Mart at 118A W. Main St. Mr. Dearie seconded by Mr. Rodriguez made motion to not request a hearing. Mayor Brewer asked for a show of hands, all were in favor.

Mr. Norris said he was happy to hear from Mrs. Bayes regarding memorializing Eleanor Ullum's name to be preserved in some fashion at the future project. He thanked Traci Gallagher for the Police Ceremony this evening.

Mayor Brewer thanked HDLI for their support of the Girls Night Out event.

There being no further business to come before this Council motion to adjourn the meeting was made by Mr. Norris seconded by Mr. Messer. Roll call vote to adjourn was unanimous in favor. The meeting was adjourned at 8:18 p.m.

Passed:

---

Mayor

---

Clerk