

MINUTES OF: Lebanon City Council Work Session

DATE: June 2, 2015

Council of the City of Lebanon met in a work session meeting on June 2, 2015 in the large conference room at the City Building. The meeting was called to order at 7:00 p.m. with the following members present; Messrs: Norris, Rodriguez, Dearie, Kaiser, Messer, Mrs. Monroe and Mayor Brewer. Present from City staff was City Manager, Pat Clements, City Auditor, Sharee' Dick, City Attorney, Mark Yurick, Deputy City Manager, Scott Brunka and Economic Development Director, Jason Millard.

Everyone said the Pledge of Allegiance.

### **Previous Business:**

Ordinance 2015-053 - Approving text amendments to Chapters 1134 and 1136 of the Official Zoning Code to incorporate the Public Institutional (PI) Zone into the Site Development Standards.

Ordinance 2015-064 – Rescinding Ordinance 2015-059 pertaining to the donation of the City-owned property at 14 W. Silver St to support the Silver St & Broadway Ave redevelopment project, to Bunnell Hill Development Co. acting on behalf of Lebanon Citizens National Bank.

There was no discussion regarding previous business.

### **New Business:**

Council discussed Ordinance 2015-065 approving the transfer of ownership of the City-owned property at 14 W. Silver Street to Bunnell Hill Development Co. acting on behalf of Lebanon Citizens National Bank, to support the Broadway Ave & Silver Street Redevelopment Project. Mr. Clements explained the legislation and the rationale for recommending emergency language. Mayor Brewer previously sponsored this legislation.

Council discussed an Ordinance approving increases in Water Rates of 8.3% effective 1 August 2015 and 6.0% effective 1 Jan 2016 as recommended in the 2015 Water Rate Study. Mr. Clements explained the legislation. Mr. Norris stated that he would sponsor this legislation.

Council discussed a Resolution approving the 2016 Goals & Key Objectives of the City. Mr. Clements explained the legislation. Mayor Brewer and Mr. Norris stated that they would sponsor this legislation.

Council discussed an Ordinance approving the deletion of the Horsedrawn Vehicle Regulations (Chapter 723) from the City's Codified Ordinances. Mr. Clements explained the legislation. Mr. Messer and Mayor Brewer stated that they would sponsor this legislation.

Council discussed an Ordinance approving the addition of the Firefighter-EMT (Grade 2) and the Fire Fighter-Paramedic (Grade 3) positions to Section 133.02 of the Codified Ordinances (Approved Positions and Titles and Allocation to Grades). Mr. Clements explained the legislation. Mr. Messer and Mr. Norris stated that they would sponsor this legislation.

Council discussed a Resolution updating the 2008 Parks Master Plan to incorporate a bike park concept for the future Turtlecreek Union Road Park, as recommended by the Lebanon Recreation Board. Mr. Clements explained the legislation. Mayor Brewer and Mr. Kaiser stated that they would sponsor this legislation.

Council discussed an Ordinance approving the sale of a 27.3 acre portion of the Towne Property to Terra Firma DD, LLC, at the price of \$513.0k. Mr. Clements explained the legislation. Mr. Rodriguez voiced his opposition to the ordinance. Mr. Messer and Mr. Norris stated that they would sponsor this legislation.

Council discussed an Ordinance approving the re-plat of the Jr. High School property to consolidate 8 lots into a single 80-acre parcel. Mr. Clements explained the legislation and recommended emergency language. Mr. Messer stated that he would sponsor this legislation.

**General Discussion Topics:**

Mr. Clements asked if there were any further discussion regarding the proposed 2016-2020 Capital Improvement Plan. Mr. Norris asked Council to consider making a decision for the next work session regarding a solution to the unfunded road resurfacing issue.

Mayor Brewer asked for a motion to not request a hearing for the Liquor license transfer for the Marathon Station at 660 N. Broadway. Mr. Messer seconded by Mr. Norris made motion to not request a hearing. Mayor Brewer asked for a show of hands, all were in favor.

The recognition of Police K9 Team will be on the June 9 Council meeting agenda.

Mr. Millard gave Council a slide update on Economic Development.

**Open Discussion:**

Mr. Kaiser inquired about restructuring the Water rates. Mr. Clements and Mr. Yurick explained how rate restructuring was a different study than the recent study provided by Arcadis that was directly related to the debt coverage ratio requirement for the Water Revenue Bond covenants.

Mr. Rodriguez asked for a current inventory of possible down zone R2 properties in the City and to perhaps add this issue into Council goals and objectives. He also asked to review the Rental Property Inspection program that the City had looked into a few years ago.

Mayor Brewer asked everyone to volunteer for the beer garden at the Country Music Festival June 13th from 7:00 to 9:00 p.m.

**Executive Session:** Not required

There being no further business to come before this Council motion to adjourn the meeting was made by Mr. Norris, seconded by Mr. Rodriguez. Roll call vote to adjourn was unanimous in favor. The meeting was adjourned at 9:15 p.m.

Passed:

---

Mayor

---

Clerk