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**Minutes for the Lebanon City Council Meeting**
**January 25, 2022**
**7:00 p.m. 50 S. Broadway, Lebanon, Ohio**

Council of the City of Lebanon met in regular session in the Council Chambers at the City Building. The meeting was called to order at 7:00 p.m. on January 25, 2022, with the following members present Mayor Messer, Vice Mayor Mathews, Mr. Cope, Mrs. Eggers, Mr. Lamoreaux, Mr. Norris, and Mr. Sellers. Present from the City Staff was Manager Scott Brunka, Acting Clerk Pam Stotts, Attorney Mark Yurick, Police Chief Jeff Mitchell.

Mr. Cope gave the invocation. The Pledge of Allegiance was recited.

Consideration of Regular Meeting Minutes: January 11, 20221
Mr. Sellers made a motion to adopt the minutes, seconded by Mr. Lamoreaux. Roll call vote was approved unanimously.

Consideration of the Work Session Minutes: None

Lebanon Police Department Life Saving Award – Mr. Scott Carlisle
Police Chief Mitchell presented the award to Communication Officer Scott Carlisle. Chief Mitchell explained the importance of communication skills in the public safety profession. During this crisis, Scott Carlisle calmly instructed the parents who called 911 to initiate C.P.R. to resuscitate their 6-month-old baby. Chief Mitchell stated that the baby's life was saved due to teamwork between the parents, Communication Officer Carlisle, and the other first responders. This is the second time that Communication Officer Carlisle has received the Police Department's Life Saving Award.

Lebanon Police Department K9 Retirement – Brix
Police Chief Mitchell introduced Sergeant Jeff Haller and K9 Brix. Brix is retiring after 7 years of service to the City of Lebanon and has assisted the agency on hundreds of occasions. Sergeant Haller's commitment to the K9 program is a credit to the City of Lebanon.

Mayor Messer thanked Communication Officer Carlisle, Sergeant Haller, Brix, and their families for all their contributions to the City of Lebanon.

Warren County Imagination Library
Kathy Howell stated that she has lived in the City of Lebanon since 1978 and helped assist teachers and children for more than 30 years. Dolly Parton started the Imagination Library Program in 1995 and has distributed more than 172,000,000 books worldwide. A panel of literacy experts distribute age-appropriate books to a child's home until age five. Any child can enroll in the program. About 40% of the eligible children in Ohio are enrolled in the program. Books build brains, building literacy and vocabulary at a young age is critical for school success later in life. The local program is coordinated by the Warren County Foundation and has about 100 volunteers. All local childcare facilities and hospitals are familiar with the program. Approximately 45% of Lebanon School District's pre-school children are considered ready for kindergarten. In response to a question from Mr. Norris, Mrs. Howell stated that the national average is also below 50%

and some of the school districts in Warren County have a kindergarten readiness percentage higher than the Lebanon School District. The families of Mayor Messer and Vice Mayor Mathews have both participated in this program and they fully support the Imagination Library.

Recognition of Visitors

Angie Smith from the Lebanon Area Chamber of Commerce thanked City Council for the 2022 Civic Donation. She stated that the funding will be used to support the Third Friday program. The Chamber currently has more than 150 members. Mrs. Smith explained the other services that the Chamber provides to their membership and the city. Mrs. Smith stated that she has spoken with Neil Hughes, and she supports the proposed Doyle Hughes Parkside Development.

Rebecca Strole, Director of Main Street Lebanon thanked City Council for the 2022 Civic Donation. The organization also has more than 150 members and host about 14 events in the city each year. Mrs. Strole described five new businesses that have either opened in downtown Lebanon or are planning to open soon. Mrs. Strole also supports the Doyle Hughes Parkside Development.

**Previous Business:**

**Ordinance 2022-001 –** Approving a map amendment for the Parkside property rezoning 275.677+ acres along W. Main Street from Rural Residential to Mixed Use PUD as recommended by Planning Commission was read in title only by Mr. Yurick. Mr. Brunka stated that this ordinance would allow for rezoning of 275.677 acres known as the Parkside Development. Doyle Hughes Development LLC has initiated the amendment for a development plan containing limited office and retail uses and mixed residential for the remainder of the site. Mr. Brunka stated that there was a Public Hearing to discuss this development in detail at the previous City Council work session. Vice Mayor Mathews made a motion to adopt Ordinance 2022-001, seconded by Mr. Lamoreaux. Residents Doug Sibcy, Todd Johnson, Jack Wooldridge, Ryan Combs, Mike Leek, Ryan Kunkel, Matt Pritchard, Will Housh, John Bissman, and Daniel Cunningham all spoke in support of the Parkside Development. This has been a fully transparent process with citizen input from the beginning. The development is consistent with Main Street Development Plan and the development team has worked throughout the process to address resident concerns. Alecia Lipton asked Mayor Messer to recuse himself from this vote. Mrs. Lipton stated that Mayor Messer has a conflict because he received a Go Fund Me donation from the Doyle family when Mayor Messer's house burned down. Mayor Messer confirmed that he is friends with the Doyle family and that his house fire has nothing to do with this ordinance. Kit Newport read a statement for Carol Donovan in opposition to this development. Mark Beatty is a member of the Warren County Airport Authority and the airspace above this development is regulated by the F.A.A. and there are specific compliance requirements that need to be followed. Mr. Beatty discussed the height restrictions in that area and gave City Council some information concerning compliance. In response to a question from Mr. Norris, Mr. Beatty confirmed that trees must comply with the height requirements.

Vice Mayor Mathews stated that this project has been coordinated deliberately over a long period of time, nothing has been done by emergency, and more than 100 residents have collaborated to reach this point of the process. He fully supports the project. Mr. Sellers supports this project; growth is coming to Lebanon and this project will be well-managed growth. Twenty percent of the project will be dedicated greenspace that all residents can access. Mr. Lamoreaux supports the project, and he believes that this growth is good for Lebanon. The development team has addressed a variety of concerns from residents over the planning phase of this development and he is excited to see this momentum continue. Mr. Cope is proud of all the people in the community who help others when they are in crisis. He is glad that neighbors and friends helped Mayor Messer and his family. Mr. Cope also supports this project, there will be more traffic on S.R. 63 but the road widening, and new traffic signals should make this area safer. O.D.O.T. must approve all the road widening plans and safety will be a top priority. This development team has done a great job and they are fully invested in the city. Mr. Norris has thought about his development a lot, he doesn't always like change

but has realized it is inevitable. These decisions were not made in a bubble, the time and energy put into this project over the past year is significant. This project will take years to develop, and modifications can occur as necessary to address issues that arise. There is a growing demand to live in Lebanon and this project will give more people the opportunity to enjoy Lebanon. There has been ample opportunity for community input throughout the process. Mrs. Eggers appreciates the amount of information that City Council has received. She lived in Lebanon for her entire life and Lebanon's growth from 2010 to 2020 was only 4% which is well below the 14% that Warren County grew over that same period. Mayor Messer reiterated that he is friends with the Doyle family and that he has discussed that fact with the Ohio Ethics Commission and all Go Fund Me donations have been disclosed. Mayor Messer continues to support this program and believes it is an excellent use for the land and the preservation of greenspace. The development team has engaged citizens of Lebanon on many occasions, the project has been approved by the Planning Commission and is consistent with two planning documents that City Council has previously adopted. Roll call vote was approved unanimously.

**New Business:**

**Ordinance 2022-005 –** Authorizing the City Manager to enter into a property sale agreement with Premier Packaging LLC in the amount of $1,816,000 to sell 45 acres of City-owned property in Columbia Business Park for business development and Declaring an Emergency was read in title only by Mr. Yurick. Mr. Brunka stated that this ordinance authorizes Premier Packaging LLC to purchase 45 acres of City-owned property in the amount of $1,816,000 for the construction of a new manufacturing and distribution facility, creating 80 new jobs and retaining 49 existing jobs at completion. Vice Mayor Mathews made a motion to adopt Ordinance 2022-005, seconded by Mr. Cope. City Council is pleased that this project will bring more jobs to the City of Lebanon and created additional space for future development. Roll call vote was approved unanimously.

**Ordinance 2022-006** - Authorizing the City Manager to enter into an economic development incentive agreement with Premier Packaging LLC in support of the new Industrial Development project in Columbia Business Park and Declaring an Emergency was read in title only by Mr. Yurick. Mr. Brunka stated that this legislation authorizes an economic development agreement between the City and Premier Packaging LLC to support their industrial development project and a new access road to serve both this property and adjacent City-owned land. Vice Mayor Mathews made a motion to adopt Ordinance 2022-006, seconded by Mr. Lamoreaux. Roll call vote was approved unanimously.

**Ordinance 2022-007 –** Approving the final plat of Autumn Ridge Section 2-B as recommended by the Planning Commission and Declaring an Emergency was read in title only by Mr. Yurick. Mr. Brunka stated that this ordinance approves the final plat of Autumn Ridge Section 2-B, creating 28 single-family residential lots. Mr. Cope made a motion to adopt Ordinance 2022-007, seconded by Mr. Sellers. Roll call vote was approved unanimously.

**Ordinance 2022-008 –** Authorizing the City Manager to enter into an agreement with ODOT for the coordination of the Southern Bike Trail Extension Project with the replacement of the Turtlecreek Union Road bridge over Bypass 48 as included in the 2022 Operating Budget and Declaring an Emergency was read in title only by Mr. Yurick. Mr. Brunka stated that this ordinance authorizes an agreement to coordinate the bike path construction with the Ohio Department of Transportation (ODOT) and to authorize the payment of $434,265.00, which is the City's share of the cost and has been included in the 2022 budget. Roll call vote was approved 6-0 with Mr. Sellers abstaining.

**Resolution 2022-009 –** Approving the provision of City services in support of various special events in 2022 was read in title only by Mr. Yurick. Mr. Brunka stated that this resolution will authorize the City to provide City support services to various Community special events held in the public right of way. Vice Mayor Mathews

made a motion to adopt Resolution 2022-009, seconded by Mr. Lamoreaux. Roll call vote was approved unanimously.

**Resolution 2022-010 –** Requesting 2022 Property Tax Revenue Advances from the County Auditor was read in title only by Mr. Yurick. Mr. Brunka stated that this resolution will request that the County Auditor make tax advances during 2022 in accordance with the Ohio Revised Code. Mr. Lamoreaux made a motion to adopt Resolution 2022-010, seconded by Vice Mayor Mathews. Roll call vote was approved unanimously.

**Resolution 2022-011 –** Approving participation in the Warren County Engineer's Office road salt purchasing program for the 2022-2023 snow and ice season was read in title only by Mr. Yurick. Mr. Brunka stated that this resolution will authorize the city to participate in the Warren County Engineer's Office salt purchasing program to bid out the City's road salt needs for the 2022 – 2023 snow response season. Vice Mayor Mathews made a motion to adopt Resolution 2022-011, seconded by Mr. Norris. Roll call vote was approved unanimously.

**Resolution 2022-012 –** Approving donations in the form of cash and electric service credit to various Civic non-profit organizations serving the Lebanon community was read in title only by Mr. Yurick. Mr. Brunka stated that this resolution authorizes the city to provide cash donations and electric service credit to the Lebanon Chamber of Commerce, Lebanon Theater Company, Optimist Club, Warren County Historical Society, Humane Association of Warren County, Main Street Lebanon, Lebanon Rotary Club, Elizabeth's New Life Center, Lebanon Council of Gardens, and the Lebanon Public Library in recognition of the service that they provide to the community. Mr. Lamoreaux made a motion to adopt Resolution 2022-012, seconded by Mr. Sellers. City Council supports these organizations and all their great contributions to the city. Roll call vote was approved unanimously with Vice Mayor Mathews recusing himself for Main Street Lebanon and Elizabeth's New Life Center.

**General Discussion Topics**

City Manager's Report
The next meeting of City Council is a work session at 7:00 p.m. on Tuesday, February 8.

Several City Council members made statements supporting city staff and the work they do to provide excellent information. Mrs. Eggers thanked everyone at the Fire Department who contributed to an excellent open house event for the community. Mayor Messer thanked everyone in the community who has helped his family. In response to a question from Mayor Messer, Mr. Brunka stated that an expansion of S.R. 63 from the Parkside development towards downtown Lebanon will be considered for the five-year capital plan.

There being no further business to come before this Council a motion to adjourn the meeting was made by Vice Mayor Mathews, seconded by Mr. Sellers. Roll call vote was approved unanimously. Meeting adjourned at 9:05 p.m.

Passed: February 8, 2022

Mayor

Clerk