

LEBANON COMMON COUNCIL – MINUTES
MONDAY, APRIL 25, 2022

Mayor Matt Gentry; Councilmembers: Keith Campbell, Dick Robertson, Mike Kincaid, Sierra Messenger, John Copeland, Brent Wheat, Morris Jones.

Also present: Legal Counsel Rob Schein and Clerk-Treasurer Tonya Thayer

Council President Morris Jones calls the meeting to order at 7:15 p.m. Everyone is led in the Pledge of Allegiance.

ROLL CALL

Roll Call conducted by Clerk-Treasurer Tonya Thayer – Mayor Gentry and Brent Wheat absent

APPROVAL OF APRIL 25, 2022 MINUTES

Motion by Councilmember Kincaid to approve said minutes, 2nd by Councilmember Copeland. Motion carries by a unanimous vote.

NEW BUSINESS

FOOD & BEVERAGE REQUEST – HEART OF LEBANON – Missy Krulik, Executive Director is requesting \$1500 for City Market and \$1500 for Summer Nights & Music along with \$1500 for the Heart Studio & Gallery. Krulik discusses the Alley Oop project for the alley on the north side of the downtown square and is planting a seed to come back in the fall and request funding for the project.

Motion by Councilmember Copeland to approve \$1500 for the Heart of Lebanon from the Food & Beverage fund, 2nd by Councilmember Kincaid. Motion carries by a unanimous vote.

FOOD & BEVERAGE REQUEST – THE BIG RUN – Kevin Krulik speaks on behalf of Matt Wilson this is an Elementary School Big Run for approximately 170 children in 3rd – 5th Grade from all 4 elementary schools this grant would pay for official timers, T-shirts, spotters, and snacks promoting healthy active living.

Motion by Councilmember Copeland to approve \$1500 for the Big Run, 2nd by Councilmember S. Messenger. Motion carries by a unanimous vote.

ORDINANCE 2022-12 AMENDING WATER WORKS RATES ORDINANCE 2018-06 – Ed Basquill, Lebanon Utilities General Manager explains the rate change due to House Bill 1002 lowering the rates by not paying URT (Utility Receipts Tax). Attorney Rob Schein reads the Ordinance on first reading.

ORDINANCE 2022-13 AMENDING ELECTRIC RATES ORDINANCE 2012-11 – Ed Basquill, Lebanon Utilities General Manager explains the rate change due to House Bill 1002 lowering the rates by not paying URT (Utility Receipts Tax). Attorney Rob Schein reads the Ordinance on first reading.

Motion by Councilmember Robertson to suspend the rules, 2nd by Councilmember Kincaid. Motion carries by a unanimous vote.

Motion by Councilmember Kincaid to approve Ordinance 2022-13 on second reading, 2nd by Councilmember Robertson. Motion carries by unanimous vote.

RESOLUTION 2022-12 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA, FOR ADDITIONAL APPROPRIATION. Chief Morgan is requesting an additional Evidence Tech, she is on call 24 hours a day, 7 days a week, 365 days per year, the current Evidence Tech is responsible for processing, logging, filing if evidence needs to go to the lab in Indianapolis, she has to transport it, then purge and return any property. Due to the new body cams, she

is being requested to pull approximately 16 videos per week and each request could be up to 20 different videos, to be downloaded, saved, and sent to Prosecutors Office. She is very busy and could use another employee. If she is on vacation, we have to call Whitestown to have someone cover. Attorney Rob Schein reads the Resolution.

President Jones opens for Public Comment – no one comes forward.

Motion by Councilmember Copeland to approve Resolution 2022-12, 2nd by Councilmember S. Messenger. Motion carries by a unanimous vote.

ORDINANCE 2022-08 AN ORDINANCE AMENDING ORDINANCE 2021-20 – THE SALARIES OF CERTAIN EMPLOYEES OF THE CITY OF LEBANON, INDIANA. Clerk-Treasurer Tonya Thayer explains the addition of the Evidence Tech which Chief Morgan just explained (above). We made a mistake on Ordinance 2021-20 by only including 8 laborers and should have had 9 laborers, so we are increasing the laborers to 9 by adding \$37,000. Clerk-Treasurer Tonya Thayer reads the Ordinance on first reading.

ORDINANCE 2022-09 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON, BOONE COUNTY, INDIANA REZONING PROPERTY AND AMENDING THE ZONING MAP OF THE CITY OF LEBANON, INDIANA. Ben Bontrager, Planning & Zoning Director explains a rezone for property located at 1400 W. SR 32, this is site for the Shell Building that we have been working on for a little over a year. It is zoned Planned Business Commercial and is requesting a rezone to Planned Business Industrial to facilitate the construction of the Shell Building and align us with typical users that you would see in a shell building project. This is a Redevelopment Commission project, so we have ultimate control over who that user is, looking for advanced manufacturing or research development to offer high paying wages. Discussion follows. Attorney Rob Schein reads Ordinance of first reading.

ORDINANCE 2022-10 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON, BOONE COUNTY, INDIANA AMENDING ORDINANCE 07-16, THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF LEBANON, INDIANA. Ben Bontrager, Planning & Zoning Director gives a brief overview, the applicant has all the details about the development. This PUD rezone allow them to establish a development standard specific to each use that they are proposing. Ben explains this is a perfect example of why the PUD rezone process exists because they have four different products that all have different standards associated with them. Ben shows the location of the property. Julia Smith, Land Entitlement Manager with Arbor Homes gives a presentation. Attorney, Rob Schein reads the Ordinance on first reading.

ORDINANCE 2022-11 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON, BOONE COUNTY, INDIANA REZONING PROPERTY AND AMENDING THE ZONING MAP OF THE CITY OF LEBANON, INDIANA. Ben Bontrager, Planning & Zoning Director explains this is a rezone for Habitat for Humanity at 1720 S. East St. Ben shows the map which is currently zoned Planned Business Commercial, and they would like to subdivide this into three lots to build three homes over the next few years and change to Single Family Residential SF3. Discussion follows. Attorney Rob Schein reads Ordinance on first reading.

CLAIMS

Motion by Councilmember Kincaid to approve claims, 2nd by Councilmember S. Messenger. Motion carries by a unanimous vote.

ADJOURNMENT

Motion to adjourn made by Councilmember S. Messenger, 2nd by Councilmember Kincaid. Motion carries by a unanimous vote.

The next regular City Council meeting is scheduled for Monday, May 9, 2022, at 7:15 p.m.

Respectfully submitted by Tonya Thayer, Clerk-Treasurer