

LEBANON COMMON COUNCIL – MINUTES
MONDAY, MAY 9, 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

Mayor Gentry 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 –Brent Wheat absent

APPROVAL OF APRIL 25, 2022 MINUTES

To be approved at our next meeting on May 23, 2022.

OLD BUSINESS

ORDINANCE 2022-12 AMENDING WATER WORKS RATES ORDINANCE 2018-06 – Ed Basquill, Lebanon Utilities General Manager explains House Bill 1002 removed the Utility Receipts Tax and we need to adjust our rates by July 1, 2022, which results in a rate reduction. Attorney Rob Schein reads the Ordinance on second reading.

Motion by Councilmember S. Messenger to approve Ordinance 2022-12, 2nd by Councilmember Kincaid. 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 through the LIT Police Fund. There was a mistake on Ordinance 2021-20 by only including 8 laborers at the Street Dept. and should have had 9 laborers, so we are increasing the laborers line to 9 by adding \$37,000. Clerk-Treasurer Tonya Thayer reads the Ordinance on second reading.

Mayor Gentry asks for Public Comment – no one comes forward.

Motion by Councilmember Copeland to approve Ordinance No. 2022-08, 2nd by S. Messenger. Motion carries by a unanimous vote.

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 which we will be marketing to a variety of manufacturing, advanced manufacturing users, with the City having control of those businesses that would be in the building to get quality firms. The project should begin in June/July and be finished in the fall. Attorney Rob Schein reads Ordinance of second reading.

Mayor Gentry asks for Public Comment – no one comes forward

Motion by Councilmember Kincaid to approve Ordinance No. 2022-09, 2nd by Councilmember Jones. Motion carries by a unanimous vote.

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 along with an aerial map. Located on 100 S. approximately 230 acres This PUD rezone will 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. Attorney, Rob Schein reads the Ordinance on second reading.

Mayor Gentry asks for Public Comment – no one comes forward

Motion by Councilmember Robertson to approve Ordinance No. 2022-10, 2nd by Councilmember Campbell. Motion carries by a unanimous vote.

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 second reading.

Mayor Gentry asks for Public Comment – no one comes forward

Motion by Councilmember Kincaid to approve Ordinance No. 2022-11, 2nd by Councilmember S. Messenger. Motion carries by a unanimous vote.

NEW BUSINESS

ORDINANCE 2022-14 AN ORDINANCE ESTABLISHING THE SERVICE, RATES, AND CHARGES FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE, TRASH AND GARGAGE WITHIN THE CITY OF LEBANON, INDIANA. Mayor Gentry explains the contract was awarded to Ray's Trash for trash pick up and optional recycling. Kevin Krulik, City Engineer discusses the details. Attorney, Rob Schein reads Ordinance on first reading.

Mayor Gentry asks for Public Comment – no one comes forward

ORDINANCE 2022-15 AN ORDINANCE OF THE CITY OF LEBANON, INDIANA REPEALING ORIDNANCE 2017-03. Mayor Gentry explains the availability fee waiver Ordinance, concerning the Angilee Gardens project, while the Ordinance may have made since in 2017, it is the will of the Council that we have now moved past that Ordinance and would like to repeal the Ordinance. Attorney Rob Schein reads Ordinance on first reading. Discussion follows.

Mayor Gentry asks for Public Comment – Aaron Smith explains the availability fees pays for capital project improvements and does not require the funds to come from the rate payers. Smith states this is a rate payer friendly action and hopes the Council supports this action.

CLAIMS

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

ADJOURNMENT

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

The next regular City Council meeting is scheduled for Monday, May 23, 2022, at 7:15 p.m.

Respectfully submitted by Tonya Thayer, Clerk-Treasurer