

**LEBANON COMMON COUNCIL – MINUTES**  
**MONDAY, MAY 23, 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 AND MAY 9, 2022 MINUTES**

*Motion by Councilmember Kincaid to approve said minutes, 2<sup>nd</sup> by Councilmember Copeland. Motion carries by a unanimous vote.*

**OLD BUSINESS**

**ORDINANCE 2022-14 AN ORDINANCE ESTABLISHING THE SERVICE, RATES AND CHARGES FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE, TRASH AND GARBAGE WITHIN THE CITY OF LEBANON, INDIANA. Per Mayor Gentry this Ordinance needs to be tabled as a Public Hearing needs to take place.**

*Motion by Councilmember Robertson to table Ordinance 2022-14, 2<sup>nd</sup> by Councilmember Kincaid. Motion carries by a unanimous vote.*

**ORDINANCE 2022-15 AN ORDINANCE OF THE CITY OF LEBANON, INDIANA REPEALING ORDINANCE 2017-03. 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 2022-15, 2<sup>nd</sup> by Councilmember Campbell. Motion carries by a unanimous vote.***

### **NEW BUSINESS**

**ORDINANCE 2022-16 ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA APPROVING A LEASE BETWEEN THE CITY OF LEBANON BUILDING CORPORATION AND THE LEBANON REDEVELOPMENT COMMISSION, PLEDGING CERTAIN LOCAL INCOME TAX REVENUES TO THE PAYMENT OF LEASE RENTAL ON SUCH LEASE AND APPROVING OTHER MATTERS RELATED THERETO. Ben Bontrager, Planning & Zoning Director gives an overview of the Ordinance and states he would like to suspend the rules and go to second reading this evening as the feds are scheduling a another rate increase at the end of June and July. This Ordinance is the Lease and LIT Pledge associated with the construction of the actual Fieldhouse building, up to a 35-million-dollar bond, net proceeds are about 24 million-dollars, this is the bond structure backed by a pledge of LIT Local Income Tax, which we don't intend to use to pay back the bonds, but we need a guaranteed revenue stream to sell the bond, we anticipate TIF Increment associated with the development of the project will be able to make that repayment based on the development schedules he proposed for that project and LIT will not be needed. Attorney, Rob Schein reads the Ordinance on first reading.**

***Motion by Councilmember Robertson to suspend the rules on Ordinance 2022-16 and go to second reading, 2<sup>nd</sup> by Morris. Motion carries by a unanimous vote.***

**Mayor Gentry asks for Public Comment – No one comes forward.**

*Motion by Councilmember Kincaid to approve Ordinance 2022-16 on second reading, 2<sup>nd</sup> by Councilmember Copeland. Motion carries by a unanimous vote.*

**ORDINANCE 2022-17 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA, APPROVING A LEASE BETWEEN THE CITY OF LEBANON BUILDING CORPORATION AND THE LEBANON REDEVELOPEMENT COMMISSION AND APPROVING THE OTHER MATTERS RELATED THERETO.** Ben Bontrager, Planning & Zoning Director explains this is a very similar structure to what we just discussed with Ordinance 2022-16. This bond will be for the construction of the public infrastructure associated with the Fieldhouse development, the major components would be the lift station, it's about a 6000 edu lift station that will serve this area and the area around it. The other component is the extension of water into the area along with off-site drainage work to get down to the regulated drain crossing further to the south. Another major component is the construction of the roads including extension of Enterprise Drive from SR 39 East to their property line and then several of the internal public roads will be part of this development. The project is expected to cost 10.5 million which will come from net proceeds of this bond. The is a Lease Rental Bond, but the guaranteed repayment source is different with a Special Benefits Tax, which again we do not intend use, but we must show a guaranteed revenue source. Our plan is to use TIF and Inn Keepers, Food & Beverage Tax. There are going to be a couple of other developments in this area and those will be included in the TIF as well. Attorney, Rob Schein reads the Ordinance on first reading.

Mayor Gentry asks for Public Comment – No one comes forward

*Motion by Councilmember Robertson to suspend the rules on Ordinance 2022-17, 2<sup>nd</sup> by Councilmember Kincaid. Motion carries by unanimous vote.*

*Motion by Councilmember S. Messenger to approve Ordinance 2022-17 on second reading, 2<sup>nd</sup> by Councilmember Jones. Motion carries by a unanimous vote.*

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## CLAIMS

***Motion by Councilmember Kincaid to approve claims, 2<sup>nd</sup> by Councilmember Jones. Motion carries by a unanimous vote.***

## ADJOURNMENT

***Motion to adjourn made by Councilmember Robertson, 2<sup>nd</sup> by Councilmember Copeland. Motion carries by a unanimous vote.***

The next regular City Council meeting is scheduled for Monday, June 13, 2022, at 7:15 p.m.

Respectfully submitted by Tonya Thayer, Clerk-Treasurer