

LEBANON COMMON COUNCIL – MINUTES
MONDAY, JULY 11, 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 – All present

APPROVAL OF JUNE 27, 2022 MINUTES

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

OLD BUSINESS

RESOLUTION 2022-16 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA, ESTABLISHING A FISCAL PLAN FOR THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF LEBANON, BOONE COUNTY, INDIANA. Ben Bontrager, Planning & Zoning Director explains the Resolution. Attorney, Rob Schein reads the Resolution.

Mayor Gentry asks for Public Comment – Stuart Showalter states he completely supports this project and the annexation.

Motion by Councilmember S. Messenger to approve Resolution 2022-16, 2nd by Councilmember Jones. Motion carries by a unanimous vote.

A gentleman comes to the podium to talk about he and his sister's children were out in the yard a couple of weeks ago along with the dog, when he heard the dog yelping as a bobcat had him (the dog) pinned to the ground, the children were screaming. Since the children were around, we didn't have any guns laying around. Councilmember Kincaid tries to direct the gentleman to the proper department to report this, explaining this portion of the meeting is about the annexation, but the gentleman states that he lives next door to the annexation area at 355 E. 250 S. The bobcat had never shown up until you put the power lines up. Councilmember Kincaid asks what point he is trying to make, and the gentleman replies that he doesn't know, and his three minutes are up, and he sits down.

ORDINANCE 2022-19 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF LEBANON, BOONE COUNTY, INDIANA ANNEXING CERTAIN TERRITORY TO THE CITY OF LEBANON, BOONE COUNTY, INDIANA. Ben Bontrager, Planning & Zoning Director discusses the 100 % voluntary annexation of the 1400 acres for Project Leap. Bontrager goes over the map of the area. Attorney, Rob Schein reads the Ordinance on second reading. Councilmember Kincaid makes a few comments. Mayor Gentry responds to Kincaid's comments and ask Bontrager to explain how this is only an annexation discussion and we can't do planning until it is in City's jurisdiction. Councilmember Jones reads a statement and would like to know the process the State went through to obtain the land. Scott Alexander, Taft, Stettinius and Hollister who represents IEDC in particular to this matter on different real estate issues and acquisition. According to Alexander there was never any pressure, bullying with respect to the transactions, a real estate broker was used, offers were made, counteroffers were made in pretty much every occasion from the homeowners and the homeowners voluntarily entered into contracts to sell their property. All transactions were above board and voluntary. Councilmember Wheat makes a statement regarding the way the State presented the project. Councilmember Robertson states he has worked with the 3 prior Mayor's who were all looking to bring high-tech jobs to come to Lebanon, IN. The

city has plenty of manufacturing businesses and we want to be selective, so they don't close and move on. This project will be a nice addition to the City, but in the future we hope the State will be more forthcoming with the information regarding projects here in Boone County and ultimately the City of Lebanon.

Mayor Gentry asks for Public Comment – Numerous residents make public comment.

Motion by Councilmember Wheat to approve Ordinance 2022-19, Project Leap Annexation, 2nd by Councilmember Jones. Motion carries by a majority vote with Councilmember Kincaid voting nay.

Mayor Gentry calls for a brief recess.

NEW BUSINESS

RESOLUTION 2022-17 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF CERTAIN PROPERTY IN THE CITY (FIELDHOUSE PROJECT) (PUBLIC INFRASTRUCTURE PROJECT). Ben Bontrager, Planning & Zoning Director explains the Resolution. Attorney, Rob Schein reads the Resolution. Schein states there could be a few changes to this Resolution and if that happens the Council will be notified. Councilmember Campbell asks about a medical building being in this project. Ben answers Campbell's question. Mr. Hoffman asks about taxes around the neighborhood, Mayor responds to Hoffman's question. Aaron Smith states he is pleased to see that the bond proceeds will pay for infrastructure, particularly the lift station that will protect existing rate payers from having to subsidize the development.

Motion by Councilmember Jones to accept Resolution 2022-17 subject to final legal review, 2nd by Councilmember Copeland. Motion carries by a unanimous vote.

CLAIMS

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

ADJOURNMENT

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

The next regular City Council meeting is scheduled for Monday, July 25, 2022, at 7:15 p.m.

Respectfully submitted by Tonya Thayer, Clerk-Treasurer