

LEBANON COMMON COUNCIL – MINUTES
MONDAY, NOVEMBER 13, 2023

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

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 – Sierra Messenger absent

APPROVAL OF MINUTES SEPTEMBER 25, 2023

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

Mayor Gentry asks Council to take agenda out of order – Council agrees.

OLD BUSINESS

ORDINANCE 2023-17 was tabled on September 25, 2023

Motion by Councilmember Kincaid to take it off the table, 2nd by Councilmember Jones. Motion carries by a unanimous vote.

ORDINANCE 2023-17 AN ORDINANCE AUTHORIZING THE CITY OF LEBANON, INDIANA TO ISSUE ITS TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2023 (PATTERSON STREET PROJECT) AND AUTHORIZING AND APPROVING OTHER ACTIONS IN CONNECTION THEREWITH. Attorney Rob Schein reads the Ordinance on second reading.

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

Motion by Councilmember Kincaid to approve Ordinance 2023-17, 2nd by Councilmember Wheat. Motion carries by a unanimous vote.

ORDINANCE 2023-21 ORDINANCE OF THE CITY OF LEBANON, INDIANA AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COSTS OF CERTAIN CAPITAL IMPROVEMENTS WITHIN THE CITY AND RELATED EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF THE ISSUANCE AND SALE OF THE BONDS AND APPROPRIATING THE PROCEEDS DERIVED FROM THE SALE OF SUCH BONDS. Attorney Rob Schein reads the Ordinance on second reading. City Engineer Kevin Krulik explains various park improvements will be made along with lighting projects throughout the city. There will be some intersection improvements at Elizaville Rd. and Elm Swamp Rd. by installing curbs. Another project will be Anderson Lane between SR 39 and Elm Swamp Rd. to reduce the lane widths to install a trail. Mayor Gentry talks about possibly one area for street lighting is Hoosier Estates

Mayor Gentry explains an amendment to this Ordinance. In the second paragraph, second whereas, it currently includes but not limited to park improvements and/or street lighting improvements, but we want to add road and trail improvements.

Motion by Councilmember Jones to amend Ordinance 2023-21 to include road and trail improvements, 2nd by Councilmember Robertson. Motion carries by a unanimous vote.

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

Motion by Councilmember Wheat to approve Ordinance 2023-21, 2nd by Councilmember Jones. Motion carries by a unanimous vote.

ORDINANCE 2023-22 AN ORDINANCE AUTHORIZING THE CITY OF LEBANON, INDIANA TO ISSUE ITS ECONOMIC DEVELOPMENT REVENUE BONDS (CEDARS @ LEBANON PROJECT) AND AUTHORIZING AND APPROVING OTHER ACTIONS IN CONNECTION THEREWITH. Attorney Rob Schein reads the Ordinance on second reading. Mayor Gentry describes the area for the Cedars Project, right off SR 39 there is an area zoned industrial on the east side of the railroad tracks. Greg Hayre, Reality Link states they are trying to close on the rest of the land before year end and most likely depending on the weather will break ground next spring. Claire Collett, EDC is excited for a good partner like Reality Link to come alongside us, this parcel is a big asset to the community. EDC has received 65 leads in the last quarter with over 50% wanting an existing building.

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

Motion by Councilmember Kincaid to approve Ordinance 2023-22, 2nd by Councilmember Robertson. Motion carries by a unanimous vote.

NEW BUSINESS

FOOD & BEVERAGE REQUEST – LEBANON WELFARE LEAGUE (KAPPA DELTA PHI)

– Sue Muncie explains this is the 86th year to give food for families in Lebanon, they are a 501-C3 non-profit organization with around 15 active members. Last year they helped 341 people, and they purchase the food locally. They are requesting \$1500 from Food & Beverage.

Motion by Councilmember Wheat to approve the above request, 2nd by Councilmember Copeland. Motion carries by a unanimous vote.

RESOLUTION 2023-31 A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF LEBANON, INDIANA AUTHORIZING THE CITY OF LEBANON, INDIANA TO BECOME A MEMBER OF THE CENTRAL INDIANA REGIONAL DEVELOPMENT AUTHORITY.

Mayor Gentry explains the Resolution previously the State of Indiana started an initiative called the READI Grant, Regional Economic projects the state tries to partner with local communities. We were in a group called 180 Alliance

which included Boone County, Hendricks County, Montgomery County, Putnam County, Johnson County (but not Greenwood) and Morgan County. The READI Grant helped fund the Stone Eater Bike Park. The state is now starting READI Grant 2.0, but the 180 Alliance has dissolved so we need to be in a region to receive the grant funding. Gentry discusses we could be a part of CIRDA (Central Indiana Regional Development Authority) which includes all the donut counties surrounding Indianapolis area, there are no cost, fees or strings attached. It is a 5-year commitment and there are other funding sources besides the READI Grant. Discussion follows. Attorney Rob Schein reads the Resolution.

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

Motion by Councilmember Copeland to approve Resolution 2023-31, 2nd by Councilmember Jones. Motion carries by a unanimous vote.

GRASSLANDS AVAILABILITY FEE CREDIT AGREEMENT – IEDC & LEBANON UTILITY – Lebanon Utilities Attorney Jeff Jacob explains in October of 2022 Jacob presented a Memorandum of Understanding which allocated a certain water and wastewater capacity to the Lilly project and that was 1700 edu's of water and 2700 edu's of wastewater for about \$21 million availability fee payment, in March of 2023 he was back before you and we amended that MOU – at that time IEDC paid \$10 million towards the \$21 million availability fee and we extended the payment deadline, that agreement introduced an infrastructure credit offset concept toward that \$11 million balance, then this summer we were back in front of you and we extended that agreement, not only did we introduce that infrastructure credit concept but we also introduced a water capacity or water secondary source offset credit as well. This agreement brings all those pieces together in four elements. Discussion follows.

Motion by Councilmember Wheat approves the availability fee credit agreement between IEDC and Lebanon Utility, 2nd by Councilmember Copeland. Motion carries by a unanimous vote.

FINANCIAL COMMITMENT LETTER – INDOT GRANT APPLICATION – NOBLE STREET RECONSTRUCTION – City Engineer Kevin Krulik states he will discuss this at the next Council Meeting on November 27, 2023.

CLAIMS

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

ADJOURNMENT

Motion by Councilman Wheat to adjourn, 2nd by Councilmember Robertson. Motion carries by a unanimous vote.

The next regular City Council meeting is scheduled for Monday, November 27, 2023, at 7:15 p.m.

Respectfully submitted by Tonya Thayer, Clerk-Treasurer