



**Minutes of the Lebanon City Council Meeting
June 6, 2023 – 7:00 P.M.
50 S. Broadway, Lebanon, Ohio**

Council of the City of Lebanon met in work session on June 6, 2023, in the conference room. The meeting was called to order at 7:00 p.m. with the following members present Mayor Messer, Mr. Cope, Mrs. Eggers, Mr. Lamoreaux, Vice Mayor Norris, Mr. Sellers, and Mr. Smith. Present from city staff were Manager Scott Brunka, Attorney Mark Yurick, Auditor / Clerk Dan Burke, Police Chief Jeff Mitchell, and Police Captain Mike McCuthan.

The Pledge of Allegiance was recited.

Executive Session

At 7:01 p.m. Mr. Lamoreaux made a motion to adjourn into Executive Session pursuant to Ohio Revised Code section 121.22.G(3) conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action (construction contract and a billing discrepancy), seconded by Mr. Smith. Roll call vote was approved unanimously. At 7:37 p.m. Mr. Lamoreaux made a motion to adjourn the Executive Session, seconded by Mr. Smith. Roll call vote was approved unanimously.

Previous Business

Ordinance – Rescinding Ord 2022-116 and adopting new legislation authorizing the City Manager to execute an annexation petition for the city-owned property on Turtlecreek-Union Road.

Ordinance 2023-052 Adopting the 2024-2028 Capital Improvement Plan which provides direction for infrastructure improvement projects over the next 5 years.

New Business

Ordinance – Approving an agreement with W.G. Stang for the replacement and installation of a new 8" water main on Pleasant Ave in the amount of \$116,000. All the City Council sponsored legislation for the next City Council meeting.

Ordinance – Approving a second amendment to the JDH Builders development agreement for the N. Legacy development on N. Mechanic Street. Ryan and Josh represented JDH Builders. Mr. Brunka stated that the request is to extend the contingency date to August 18, 2023. Construction plans have been received and reviewed by the city. This amendment will consolidate all the existing lots into a single lot

of record. A diagram was reviewed. JDH will re-plat the lot based on a phased billing approach after they purchase the property. This is scheduled for Planning Commission review at their June meeting. The entire project will still be completed within 36 months and construction must begin within 6 months. The two lots on N. Mechanic Street will be removed from the development agreement and JDH Builders will have the option to purchase those later. In response to a question from Mr. Cope, Mr. Brunka stated that a reverter clause has been included and the land will return to the city if project deadlines are not met. Mr. Yurick confirmed that JDH could sell the parcels to another developer. In response to a question from Vice Mayor Norris, the developers confirmed that the purchase price targets have not changed. To expedite the process, City Council can consider emergency language when this is approved by the Planning Commission. All the City Council sponsored legislation for the next City Council Meeting.

General Discussion Topics:

2024 City Council Goals and Objectives Presentation

Mr. Brunka stated that this ordinance adopts the 2024 City Council goals and objectives, which establishes policy guidance for key projects, programs, and initiatives to pursue in 2024. Mr. Brunka reviewed the 2024 Goals and Key Objectives. The goals include Improving Financial Stability; Improving Infrastructure & Facilities; Improving Service Delivery; Improving Public Safety; Improving the Quality of Life of the Community; and Promoting Opportunity and Engagement within the Community. There was a consensus that City Council would like to pursue any options available to reduce debt in 2024. Mr. Brunka will review the Comprehensive Plan with City Council later this year. The city gateways were discussed including a proposed Innovation District at the northern entrance. Mr. Brunka stated that any site selections related to suppliers for the Intel facility will be coordinated by REDI Cincinnati and Mr. Brunka stated that the city will respond to all leads and requests for information. Mr. Burke stated that every community wants those jobs, and he recommended that City Council begin thinking about potential incentives that they are willing to offer. Mr. Brunka will continue to pursue a hotel development, but the demand is soft at this time. The city will continue to pursue targeted annexation opportunities. Mr. Brunka reviewed all the proposed development projects, road improvements, public safety enhancements, park and recreation projects, zoning code and property maintenance goals, housing infill opportunities, festival and park programming, and collaboration with Municipal Court. The Public Safety Building analysis is about 75% complete. City Council thanked Mr. Brunka for coordinating this framework.

Flock Safety Camera Deployment.

Police Chief Mitchell explained that the city has been using license plate reading technology for about 15 years. The grant funding for that program ran out a few years ago and was no longer cost effective. Captain McCutchan reminded City Council where the current downtown camera network is located. He explained that the Flock camera system is a license plate reading network that is used to track cars through a network of participating police agencies. The purpose is to collect evidence, not to identify a person in a vehicle. 70% of the crime in Lebanon has a vehicle involved. Identifying the vehicle is often the most time-consuming element of police investigations and the Flock cameras

will help expedite that search. It can be used to identify stolen vehicles, find missing persons, etc. The cameras repeatedly capture license plate images and the Police Department then enter that number into a computer database. There are currently 500 cameras in southwest Ohio and the data is stored for 30 days. Some local homeowner associations and private businesses are also interested in the technology. The cameras do not track speed or provide facial recognition. Chief Mitchell confirmed that facial recognition is not an option that the cameras offer. Mr. Sellers asked if the 30-day video storage window can be shortened. Captain McCutchan stated that the 30-day storage is customary because criminal activity is not always identified immediately, and the extra time is beneficial for law enforcement. The Police Department will update their policies to make sure that they are compliant with all privacy concerns. Chief Mitchell stated that the Warren County Drug Task Force is using the Flock camera network to track the movements of drug dealers.

Mr. Brunka stated that the proposed cost of \$150,000 is budgeted for this year. Mayor Messer has heard from many Lebanon residents who believe that this type of surveillance is very invasive. Captain McCutchan stated that the city currently enters the same data into a national database, and they would do the same thing with this information. The national database only tracks open warrants so the Flock camera will not alert unless there is an open warrant or something like an amber alert or silver alert. The Police Department determines the parameters that result in a search for a vehicle. The Police Department is already asking residents and businesses to share personal video for criminal investigations, and this is another tool to help expedite that same process. Several City Council members have privacy concerns regarding this technology, and they are not willing to proceed at this time. Chief Mitchell appreciates City Council's concerns and that is why he wanted to be transparent about this camera system. City Council would like additional information before deciding. Mr. Brunka will clarify the software and hardware capabilities and limitations to address some of the City Council's concerns.

Chief Mitchell stated that the Police Department will provide training and determine which personnel can access the system is City Council decides to proceed. The system will be locked down tightly and monitored closely. All Police Department officers will have access to the alerts, but not to the database.

Pleasant Ave. Property Proposal

Mr. Brunka stated that the city owns two parcels on Pleasant Avenue and this RFP will be sent to prospective developers for residential single-family home infill. The appraised value is \$6,000 for each lot. Mr. Brunka will distribute the R.F.P.

Open Discussion

In response to a question from Mrs. Eggers, Mr. Brunka stated that the Fire Chief finalists will be participating in an independent assessment later this week. In response to a question from Mr. Cope, Mr. Brunka stated that the rail bridge is being fabricated and will probably be installed early next year to avoid disrupting the train's busy holiday season. In response to a question from Mr. Lamoreaux, Mr. Brunka stated that the Chocolate

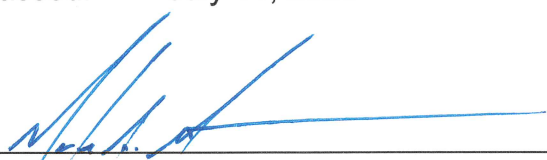
Factory RFP is due in a few days but the interest for a boutique hotel appears to be unlikely at this time. Mr. Brunka stated that the Cemetery roads have been repaved and look great.

Executive Session

Adjourn

Vice Mayor Norris made a motion to adjourn the meeting, seconded by Mr. Sellers. Roll call vote was approved unanimously. The meeting was adjourned at 9:50 p.m.

Passed: July 11, 2023



Mayor



Clerk