

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
NOVEMBER 21, 2013  
6:30 P.M.**

1. Mayor Lawhorn opened the meeting at 6:30 p.m. with the Pledge
2. Linda Allen - Present                      Dean Evans - Present  
Randall Atkins – Present                  Bill Madison – Absent  
Jim Boerio – Present                      Jeff Sturtevant – Absent
3. Mayor Lawhorn opened the floor to the public on the agenda and requested only five minutes to speak stating that it is a busy night and he hopes that is enough time to get across what you need to:

Jeremy Blanton – Wolf Pack – stated that he and Gary have been working on the MOU and what it states is what we are looking for. Mayor Lawhorn said this will be the third reading and council will determine if it is passed or not. Atkins asked if we found out how many South Lebanon kids are on those teams and Jeremy said he does not have the answer. He said the majority of the kids that play baseball in the organization are not from South Lebanon. He said the organization he represents probably has more kids from South Lebanon than the teams actually playing here. Jeremy said he is not sure what prompts the question? Atkins stated he was curious how many village kids play on the teams.

Eric Cunningham – Homestead HOA – said they are here in support of the agreement with First Financial. He said the issues they had at the last meeting have been addressed and we appreciate you listening and tabling the issue based on concerns. Eric stated they feel everything has been addressed and resolved and feel this is in the best interest of everybody involved.

Barrett Tulles – stated he does not have anything to add and he thinks this is a positive outcome for the village.

Mayor Lawhorn stated that is all who asked for time to speak and opened the floor to anyone else who like to address council:

Maryan Harrison – Historical Society – stated she sent Gary an email response to a letter she received and is here pleading with council to understand the situation of them and the library that they serve the community. She said if you shut down the boiler system at the school our records will mold and it would create a hardship for us to move out of the building. She said she sent Gary information from qualified people of what would happen to the

building and I sent it to council as well. She said they are willing to assist in any way and if we had the money we would be glad to help you but we don't. Maryan stated they just received their 501C and we have come a long way and council did vote to let us have that building and we appreciate it. She said we have worked really hard and a lot of the community people have to get as far as we have come. She said they are receiving years of research from the family of Betty Greer. She said we have to have a place to house it and display it. Maryan said South Lebanon deserves the best and to be recognized. She said all are volunteers and we ask that you put your hearts where ours are.

Scott Doughman – 260 E. Forrest – stated he only intends to state that same attorney that formed the Lebanon Chamber of Commerce now is representing the South Lebanon Chamber of Commerce. He said he tables all other agendas.

4. The following minutes were presented for approval:

Regular – October 3, 2013 – motion to approve made by Evans, seconded by Boerio – all yeas.

Workshop – October 3, 2013 – motion to approve made by Evans, seconded by Boerio – all yeas.

Regular – October 17, 2013 – Atkins stated item #3 should say Mayor not Vice-Mayor. A motion to approve with the above correction was made by Atkins, seconded by Evans, all yeas.

Special – October 28, 2013 – A motion to approve was made by Evans, seconded by Boerio – all yeas.

5. Resolution 2013-34 was presented allowing the fiscal officer to transfer funds to complete the year. Mayor Lawhorn stated when the year end comes it is common to transfer from one line item to another. A motion to waive the reading rule was made by Boerio, seconded by Evans, all yeas. A motion to adopt Resolution 2013-34 was made by Atkins, seconded by Evans, all yeas.
6. Ordinance 2013-14 was presented adopting the “Temporary” appropriations for 2014. Mayor Lawhorn said this has to be filed with auditor and is not the complete budget, it is just to satisfy the requirements for auditor's office. A motion to waive the reading rule was made by Evans, seconded by Allen, all yeas. A motion to adopt Ordinance 2013-14 was made by Atkins, seconded by Evans, all yeas.
7. Resolution 2013-35 was presented for the third reading and is to authorize the

mayor to execute a memo of understanding with the Wolf Pack Organization. Gary stated the information he has and is provided is given to him by council staff, and members of the community and I am accepting them as factual. He said the agreement is only for one year. He said before the Wolf Pack began using those fields in 2009, he was informed that no organization was using those fields. He said since any other teams that wished to use the fields to my knowledge have been given use of the fields. He said part of the agreement is that they have priority use and the lead in coordinating the use of the fields by others. Boerio asked what will be the mechanism for coordinating and Gary said they would contact him and he would contact Wolf Pack and the three would work it out. Mayor Lawhorn said at this time we have no information that any other teams want to use the fields and with this being only a one year contract, personally I would like to see baseball continue here and we need to use the fields. Mayor Lawhorn asked Jim Coomer if he has ever had any issues using the fields and he stated it is worked out at the beginning of the year and they have had no problems. A motion to adopt Resolution 2013-35 was made by Evans, seconded by Boerio, all yeas.

8. Gary stated the agreement with First Financial is a win for all involved and there were some scopes missing, especially the cul-de-sac and the bank has offered another \$5000 for that. He said the agreement before you now calls for them to fund the work in the amount of \$203,000. He said the residents will sign a separate agreement with the residents for the private roads. He said the first resolution is to approve the agreement. The second resolution releases the current bond that is on that work. The third is to award the contract to the low bidder, Site Worx. Atkins asked about the asphalt and Gary stated it will be done in the spring so it does not compromise the work. Bruce stated he was not sure why the second resolution has been proposed tonight the condition for that to be considered is upon receipt of the payment and would not be considered tonight it is just an exhibit to the agreement.

Resolution 2013-37 was presented authorizing an agreement with First Financial to fund the completion of public streets in Homestead. A motion waive the reading rule was made by Allen, seconded by Evans, all yeas. A motion to adopt Resolution 2013-37 was made by Atkins, seconded by Evans, all yeas.

9. Resolution 2013-37 was presented awarding the contract as lowest bidder for road improvements in Homestead. A motion to waive the reading rule was made by Atkins, seconded by Evans, all yeas. A motion to adopt Resolution 2013-37 was made by Atkins, seconded by Evans, all yeas. Atkins thanked the Homestead HOA for coming to the meeting and bringing their attention to their issues. He stated we need more of that because when something comes to the table we think it is all cleared up, so we appreciate it.

10. Resolution 2013-38 was presented which allows a partial release of the bond for Woodknoll. In August you approved a partial reduction and this is another reduction to reflect work completed since August. Both the engineer and I have reviewed and our recommendation is to reduce the letter of credit further. A motion to waive the reading rule was made by Evans, seconded by Boerio, all yeas. A motion to adopt Resolution 2013-38 was made by Boerio, seconded by Allen, all yeas.
11. Resolution 2013-39 was presented authorizing the mayor and fiscal officer to execute new leases with Kings Food Pantry, Mt. Zion Baptist Church and Word of Deliverance for space in the Community Center. A motion to waive the reading rule was made by Boerio, seconded by Evans, all yeas. A motion to adopt Resolution 2013-39 was made by Atkins, seconded by Evans, all yeas.
12. Gary Vidmar stated he added a memo after the agenda was sent out and emailed it to each council member. He said this is for information only. He said council authorized the purchase of 15 E. Broadway and we are currently working on that. During the discussion we indicated that the properties on either side of that property were currently owned by the State of Ohio by foreclosure. He said these other properties are coming up for sale. Gary said they are currently offered for sale for the amount owed in taxes and fees. Bruce stated that if they don't sell at the auction for the amount owed then the county auditor can sell these properties. He said he doesn't know what the auditor might do. Mayor Lawhorn said if they don't sell and we were to buy them we would be responsible for the back taxes and Bruce said that is correct.
13. Mayor Lawhorn presented the Ohio Municipal League invoice for 2014 for approval. A motion was made by Atkins, seconded by Allen, all yeas.
14. An invoice for the solicitor was presented in the amount of \$2520.00 for approval. A motion to authorize the payment was made by Allen, seconded by Evans, all yeas.
15. Boerio stated to Sgt. Boylan that there is a speeding problem on Vista Ridge Drive. Sgt. Boylan asked is that his perception they are speeding or was he told they were. Boerio said there are more young kids driving and the time seems to be between five and six thirty p.m. Sgt. Boylan said he had two deputies up there over the weekend and the fastest speed they recorded was 34. Mayor Lawhorn stated we have done two speed studies and Sheriff Sims offered to meet with the HOA and was never invited. Sgt. Boylan said he will try to increase coverage there as time permits.
16. Mayor Lawhorn said the official election count has to be done by the

the 28<sup>th</sup>. He said he will be sending invitations to newly elected officials to the dinner as well.

17. A motion to go into executive session on ORC 121.22G6, and 121.22 G1 concerning personnel matters and security. A motion to go into executive session was made at 7:26 p.m. by Allen, seconded by Evans, Allen – yea, Atkins – yea, Boerio – yea, Evans – yea.

A motion to return from executive session was made at 8:06 p.m. by Atkins, Seconded by Allen, Allen – yea, Atkins – yea, Boerio – yea, Evans – yea.

18. A motion to adjourn the meeting was made at 8:07 p.m. by Allen, seconded by Atkins, all yeas.

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Sharon Louallen, Fiscal Officer

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Lionel Lawhorn, Mayor