

**VILLAGE OF SOUTH LEBANON
MINUTES
WORKSHOP MEETING
SEPTEMBER 5, 2013
6:30 P.M.**

1. Mayor Lawhorn called the meeting to order at 6:30 p.m. with the Pledge

2. Linda Allen - Present	Dean Evans - Present
Randall Atkins– Present	Bill Madison – Present
Jim Boerio – Present	Jeff Sturtevant – Present

3. Mayor Lawhorn opened the floor to the public:

David Lapp approached council about the new face book page called South Lebanon News and asked if they could do a police blog like the papers do. After discussion it was decided he should discuss with Sgt. Boylan.

4. Mayor Lawhorn held a second reading on Ordinance 2013-12 concerning the change in the meetings the first of the month.

5. Gary Vidmar reviewed his report.

He stated the first issue is the IGA agreement between the village and the county. He said this will be an agreement to contract TID to manage the intersection project at St. Rt. 48 and Mason-Morrow-Milgrove Rd.

He said the Mason- Morrow-Milgrove Road rehabilitation project will start Monday and all residents affected have been notified. This is a grant the village was awarded and we will be repaving about 800 feet.

Gary said council will recall an issue with Woodknoll and a tap and you may recall Mr. Bishop stated there were documents that no one could find and he and I worked this out.

He said there is a developer that has Grant Frederick under contract and they will develop the balance of that project. They are proposing single family homes so we will have to make some amendments to our PUD and to the plat. Madison asked if the product will be congruent with what is already there and was told the architectural features will be complimentary to what is there but will be single family homes instead of duplexes.

Gary said he is continuing to study our water agreement and I had another meeting with Cincinnati Water officials and learned that in 2014 they are

increasing 7 ½%. Madison asked what that equates to and what do we pay now? Mayor Lawhorn said the two years he has been here we have had a 20% increase. Madison asked if that is as much as Warren County charges us for what they supply. Gary said Warren County's water is significantly less. Mayor Lawhorn stated we are subsidizing the water. He said you can see by the reports Sharon gives us each month it is not increasing any. Madison said he thought for Cedars the county rate was \$3.00 per thousand. Gary said he thought we pay \$1.80.

Atkins said he never saw the Cincinnati contract is there a limit to what they can raise us and was told we are tied to their increases. Gary said Cincinnati charges us 1.12 times the Cincinnati rate and Madison said he would challenge that because when we were challenged to look for an alternative source and the county was charging us \$3.20 and the mayor at that time went before the commissioners and got that lowered and it was about the rate we were paying for the South side of the village. I asked them then what their production costs were because I was upset they came up with \$1.80 when they were charging us \$3.20. He said he would challenge that \$1.80 from Warren County and Gary said no Cincinnati's rate is \$1.80. Discussed a proposal from Warren County and why the county gave it to Dean when they should have brought it to our business meeting. Dean said they were never asked for it and Madison said yes they were he asked for it. Mayor Lawhorn asked what the difference was in him asking and getting it and you asking, you are both councilmen. Madison said he asked for them to come to a meeting because you don't do business with a council person. Dean stated he if he remembers correctly the statement was we can't get anything in writing and I said I would go talk to them and in 3 days I had a contract approved by the commissioners. Gary said tomorrow he will email to council the contract areas with the rates. Madison said that would be good because even with the 7% increases he believes the rate is still less than what Warren County was charging us and continue to charge us for what we are still getting from them. Discussed the minimum purchase of water and the penalties. Gary said he will continue to meet with them and they do seem to be listening to our concerns.

6. Gary informed council that a property at Broadway/High Street is being offered to the village by the owner for the cost of the back taxes which is \$5,500 and I would like some feedback as to how you wish me to proceed. Discussed property on each side that could become available to the village. Bruce explained the process of the auditor and the state in these cases. Madison asked what the potential advantages are to owning that and can we build on that. Gary explained it is in the flood plain but we can create a parking lot. He said it gives us control.

7. We have a public hearing scheduled before your next meeting at 6:00 p.m. on September 19, 2013. This is concerning the grant money we could receive to build a new building and raze these two buildings. Discussed options for new building.
8. Boerio asked about the memo section pertaining to St. Rt. 48 road improvements it says IRG plans to present final plans to ODOT, what does that mean? Gary explained this refers to final course of asphalt. Discussed IRG's responsibilities to this matter. Discussed the bridge and plans for it and the natural resource study.
9. Sturtevant asked when IRG talks about the land did they also acknowledge they were to build a whole new building and he was told that was not this developer who made that promise. Lengthy discussion on the plans for the future areas of the development.
10. Bruce McGary said concerning Mainstream Homes appeal and the court upheld the decision in the village's favor. They have fourteen days to file an objection and if they don't the court will sign off on the judgment. If they do file an objection they will address their objections and we will be able to address them. He stated 90% of the time the decision is to uphold the decision.

We received a bill from the court for court costs which the Kilburn's were ordered to pay. I filed a contempt of court and the court ruled against us and said we have to collect it. It is my feeling that it will cost the village more for me to collect it than to just pay the bill.

Bruce said Kohl's filed a complaint contesting their property value for taxes and this would affect the TIF revenue. He explained the procedures and it basically would have cost us \$40,000 in revenue so the decision was made to pay for the appraisal in the amount of \$7500.

11. Sgt. Boylan said the SUV is due anytime.
12. Mayor Lawhorn stated he is getting complaints about the skate park and kids in it late at night. He said he witnessed some in there at 11:00 p.m. Sgt. Boylan said he has issued a memo to the deputies to make it a priority to pay attention to the parks and enforce the dusk closing.
13. Atkins asked about the parking tickets issued concerning the street sweeping and if they were taken care of. He was told Bruce nulled them. A discussion was held on issues of people with nowhere else to park.

14. A motion to adjourn the meeting was made at 7:38 p.m. by Madison, seconded by Atkins, all yeas.

Sharon Louallen, Fiscal Officer

Lionel Lawhorn, Mayor