

**VILLAGE OF SOUTH LEBANON
WORKSHOP MEETING MINTURES
OCTOBER 2, 2014
7:51 P.M.**

1. Mayor Lawhorn called the meeting to order at 7:51p.m.
2. Linda Allen – Present Sue Johnson – Present
 Randall Atkins – Present Steve Riley – Present
 Jim Boerio – Present Jim Smith – Present
3. Mayor Lawhorn opened the floor to the Public – None approached council.
4. Vidmar stated everyone has his updated report and wanted to just go through a couple of the highlights. New black shiny pavement on 48, the pavement is essentially done; the striping is almost done and should probably be completed tonight or tomorrow night. He stated the only remaining work would be the right of way fence, and the developer is still trying to determine if he wants to select a more upgraded fence than the typical ODOT. Smith added that the fence, when they originally agreed, they agreed to an upgraded fence on 48 to a really nice looking fence versus some chain link type. Smith continued with nice view, he would push for them to use the upgraded fence. Vidmar stated he would make sure they were aware of that. Mayor Lawhorn added that he was in a meeting about 2 years ago with ODOT and them; ODOT gave them permission to downgrade to a vinyl coated chain link fence. Riley added that they didn't care they just wanted a fence. Smith stated that it was about the look of the development. Mayor Lawhorn stated that was the agreement with ODOT. Atkins asked where the fence would go. Vidmar stated, both sides of the road in front of the businesses. Smith stated, we just aren't used to seeing a fence there, there used to be one just like on 71; there's still one on the Oeder side and it would look terrible on our side. Smith asked Vidmar to put some pressure on them. Atkins asked if there had to be a fence. Vidmar says they tried to eliminate it all together and they won't agree to that, ODOT won't agree to that. Mayor Lawhorn stated you can tell them how hard it was to get them to come out on 48, they weren't going to allow the Village to do that. Smith states it took us 5 years to open and break it. He continued that the fence was crucial in the look of the city and that we don't want million dollar buildings and a 10cent fence. Vidmar asked if that was in a development plan that was approved. Smith says yes, and it went through planning and that you might find some minutes on it because it was heavily debated in the minutes.
5. The Homestead public improvements are completed and have been inspected, and accepted stated Vidmar. He continued that at the next meeting you will be seeing some good news, the final cost of the project is about \$20,000 less than what was estimated, that is money we will retain and are not obligated to return that to the bank. He stated that he thinks everyone is satisfied with the work, as he has not heard any complaints. Legislation will also be drafted to accept and dedicate those public improvements, if not at the next meeting the following.

6. Woodknoll has a new developer out there working as Mr. Bishop has been removed by the bank, reported Vidmar. He continued that in the last couple of weeks there has been a tremendous amount of progress made, and they are very close to wrapping up the work we have been waiting on them to complete. Vidmar stated that the only thing remaining after next week will be the surface asphalt, sidewalks and some punch list work. They are now talking about the next phases and when they want to begin those, stated Vidmar. He continued that Ryan Homes is buying these lots and selling them so quickly, in all likelihood they are going to eliminate a couple of turn around that were designed to be put in this phase and just connect the roads. Then Pike St. will be connected and then the Mary Lane Ext will be connected to the next street over as well. They then will start the next phase, probably as early as next year stated Vidmar. Mayor Lawhorn asked that Vidmar tell them the latest. Vidmar stated there has been 2 or 3 liens filed on the project that have caused Ryan to stop building all but one model home. The model home is the only house they were permitted to build. Smith asks if the subcontractors are filing the liens, to which Vidmar replies he is being told it's a concrete material supplier and 1 or 2 other suppliers; he is still trying to learn details and the bank is going to clean them up, they don't want Ryan to be prevented from buying more lots. Vidmar says it's not affecting the developers work, they are continuing to do their work. There are 10 lots that have been sold and Vidmar says he's already approved 6 or 7 for zoning permits. Atkins asked about a piece of equipment left and Vidmar says that belongs to a paving company they have contacted and they weren't aware that it was still there and will hopefully be gone next week.
7. Couple of property maintenance issues that Vidmar says are being dealt with that have been empty and foreclosed, 350 Pleasant (November 2) and 142 Broadway- they are being foreclosed and going to sheriff auction.
8. Speedway has just gone through the second round of revisions to their construction drawings, stated Vidmar. Planning commission approved the final plat last week, there is an easement agreement for David Oeder to sign and he is in agreement. They are hopeful to start construction before the end of year.
9. Chick-fil-A is interviewing a resident to become the operator for this local restaurant stated Vidmar. They will not be building here in 2015
10. A motion was made to adjourn at 8:03 by Atkins, second Smith, all yeas.

Sharon Louallen, Fiscal Officer

Lionel Lawhorn, Mayor

