

**VILLAGE OF SOUTH LEBANON**  
**REGULAR MEETING MINUTES**  
**APRIL 21, 2016**  
**6:30 P.M.**

1. Mayor Smith opened the meeting at 6:30 p.m. with the Pledge.
2. Randall Atkins – Present                      Bill Madison - Present  
Jim Boerio – Present                      Steve Riley – Present  
Sue Johnson – Present                      George Teasdale - Present
3. Mayor Smith opened the floor to the public: No one approached council
4. Mayor Smith said the people in the back are the Ritchey family and he has had some discussions with them so they are aware of the process. Mayor Smith presented Ordinance 2016-06, which accepts Corwin Nixon Blvd. for public maintenance. A motion to waive the reading rule was made by Boerio, seconded by Teasdale, all yeas. A motion to adopt Ordinance 2016-06 was made by Madison, seconded by Teasdale, all yeas.
5. Administrator Haddix discussed the resolution to purchase right of way on Mason Morrow Milgrove for the project. He said this is part of the veterinary clinic and they have accepted the offer from the appraisals. He said ODOT will reimburse part of the right of ways and this one is \$26,289.00. A motion to suspend the reading rule for Resolution 2016-10 was made by Atkins, seconded by Madison, Riley – abstained, all others yeas. A motion to adopt Resolution 2016-10 was made by Madison, seconded by Boerio, Riley – abstain all others yea. Teasdale asked about the gas station and if this will be part of the right of way and Mayor Smith said it will go around the station. Boerio asked to see a drawing of the intersection. Haddix said it is on the web site and Atkins asked for a hard copy.
6. Mayor Smith presented the invoices for approval. Boerio asked about the Thompson Hine invoice and was told it is our TIF attorney. A motion to approve the invoices was made by Boerio, seconded by Atkins, all yea.
7. Mayor Smith said it has been a busy month. He said the Ilene sewer issue where the sewer went across from the 1959 project was cleaned out and is working. Smith said we are going forward and asking for a project to connect to the new sewer system and abandon that cross section going through the properties. He said the curb will be corrected where the drives are off center. Haddix explained the map of the area he passed out to council. Discussion about issues in changes made in the 1950's to the original layout. Riley said the house on Ilene is almost on it and the lady at the last meeting has a drive directly on it. Discussed the project to fix the problems. Atkins asked if we

are going to do anything with the swell and discussed that we can't go on private property and change swells that have been there since 1959. It was discussed that the line would be filled with gravel. Teasdale asked if this relates to the lady's problem from the last meeting and the mayor said no it has been like that since the 1950's. A motion to allow the project to abandon the line and tie into the new sewer was made by Atkins, seconded by Madison, all yeas.

8. Mayor Smith said they have met with Fischer again, and we are close to an agreement to put in the new road. He said the term of the agreement would be the road will be installed and operational in 2016. Discussed that Fischer will suspend building in other area and move to Wynstead and the plan to build nicer homes and entrance. Haddix said they are asking for zero sewer taps until December 31, 2029. He said the maximum lots to receive the reduced tap fee would be 224. Jerry said it puts an incentive to get the houses built in that time frame. Discussed that the tap fee reduction carries their loan to build the road out. Boerio said the existing entrance from 22 & 3 is terrible and a nicer entrance would be a big help. He said we are waiving tap fees but people will move into these homes faster than they would have and we would receive the taxes. Boerio said all these new homes, we need to make sure we can plow and fix the streets. Madison stated that we need to light Zoar Road and Jerry will contact Duke for an estimate. Boerio asked if we should have a penalty if they are not finished with the road by December 31<sup>st</sup> and the mayor said the penalty would be they would not get reduced tap fees. Discussion followed concerning pros and cons to agreement time frame, penalties and tap reduction. Discussed putting something in the agreement that if it is not completed by December 31<sup>st</sup> there will be a renegotiation. Revelson if they don't complete it then the taps do not go to zero so it says that already. A motion to accept the draft and empower the mayor to take this forward was made by Madison, seconded by Teasdale, all yeas.

9. Haddix asked council to allow the utility bill for 371 Sunset to be corrected due to a bad meter. A motion to allow was made by Atkins, seconded by Boerio, all yeas.

Haddix stated that the ODOT engineer is working on looking into the speed limit from the elementary school to Dwire and the reduction to 45 mph.

Jerry said IRG has made a request to the school board for modifications to the TIF for Mason Morrow Milgrove.

Haddix said the 4<sup>th</sup> of July Festival is moving forward and Morgan's Canoe Rental is doing a twilight cruise for the fireworks. Explained what they are requesting for the event as far as confine an area to serve food and alcohol for their customers. Discussion followed and general view of council was to not allow alcohol at the event. Mayor Smith asked for a motion to allow and the event died from lack of a motion.

Haddix stated Kevin Peyton will be at the Workshop next month to discuss the community center lease.

Haddix asked for approval for \$3500 for the engineer to look at the structure of the two story building to verify it is sound enough to handle the roof top units for the renovation. A motion to approve was made by Atkins, seconded by Madison, all yeas.

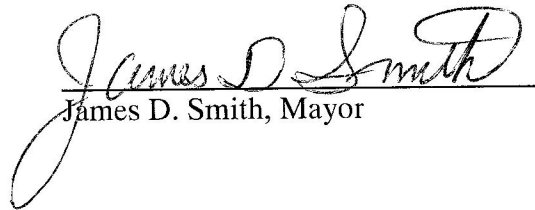
Haddix said he would like to thank the tax department, they did a superb job during the tax season.

10. Madison asked about a sink hole in the park entrance at Oeder's Park. He said he would like to see sidewalks by the ballfields. Discussed ways to put sidewalks in.
11. Teasdale said he wants to thank Jerry for looking into the St. Rt. 48 speed limit.
12. Riley asked about a four way stop at Dry Run and Corwin Nixon. Haddix said he is communicating with the County Engineer's office.
13. Boerio stated two years ago the State ground down the speed bumps on St. Rt.48 and there are a lot they have missed and he would like to see those ground down. He asked about "No Engine Brakes" sign on 48 and Jerry said he will check with the State.
14. Johnson asked if there are plans for a sit down restaurant and Mayor Smith said the developer says they are negotiating with two sit down restaurants. Discussed new businesses.

15. A motion to go into executive session under 122.22G1, personnel, was made at 7:49 p.m. by Madison, seconded by Teasdale, Atkins – yea, Boerio – yea, Johnson – yea, Madison – yea, Riley – yea, and Teasdale – yea.
16. A motion to return from executive session was made at 8:24 p.m. by Boerio, seconded by Teasdale, Atkins – yea, Boerio – yea, Johnson – yea, Madison – yea, Riley – yea, and Teasdale – yea.
17. A motion to adjourn the meeting was made at 8:25 p.m. by Boerio, seconded by Madison, all yeas.



Sharon Louallen, Fiscal Officer



James D. Smith, Mayor