

AGENDA
REGULAR MEETING OF VILLAGE COUNCIL
OCTOBER 5, 2017
6:30 P.M.

1. Mayor Smith calls the meeting to order

2. Roll Call:

Randall Atkins
James Boerio
Sue Johnson

Bill Madison
Steve Riley
George Teasdale

3. Guests:

4. Floor open to the public:

5. New Business:

First Reading Ordinance 2017-10 accepting for public
maintenance Stone Ridge Blvd, Parkside Dr., and
Lakeview Ct. in the Stone Lake Subdivision

Authorization of Invoices

Approval of Meeting Minutes:

Regular Meeting – September 7, 2017
Workshop Meeting – September 7, 2017

6. Old Business:

7. Executive Session

8. Communications and reports from Village Officials and Committees

- a. Mayor
- b. Fiscal Officer
- c. Solicitor
- d. Administrator
- e. Sgt.
- f. Council Members

9. Adjournment



Village of South Lebanon
99 N. High Street, South Lebanon, Ohio 45065
513-494-2296
fax: 513-494-1656
www.southlebanonohio.org

MEMORANDUM

To: Mayor & Village Council
CC: Paul Revelson, Village Solicitor
From: Jerry Haddix, Village Administrator
Date: October 4, 2017
Subject: Stone Lake Streets

Attached for a first reading is an ordinance accepting for dedication and public maintenance the streets in the Stone Lake Subdivision.

Earlier in the year, the Village Council approved a Consent Agreement with the Stone Lake HOA to allow the HOA to request the Village to dedicate their streets for public maintenance.

Per Section 15.14.22 of the Village Zoning Code, the Village Planning Commission determined that this request was not a major departure from the approved Planned Unit Development (PUD) for the Stone Lake Subdivision and wouldn't be required to go back through the PUD process.

If approved, the HOA would be required to prepare a dedication plat to be recorded in the Warren County Recorder's Office.

Due to the limited width in the proposed right-of-way, no other improvements, such as curb & gutter or sidewalk would be feasible. This would only be for maintenance of the existing streets.

We have not had any borings performed so this is something we might need to get prior to making a decision on the matter.

Let me know if you have any questions or need additional information.

**VILLAGE OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2017-10**

**AN ORDINANCE APPROVING AND ACCEPTING FOR PUBLIC MAINTENANCE
STONE RIDGE BOULEVARD, PARKSIDE DRIVE, AND LAKEVIEW COURT IN
THE STONE LAKE SUBDIVISION IN THE VILLAGE OF SOUTH LEBANON**

WHEREAS, the Stone Lake Subdivision was recorded in the Warren County Recorder's Office on March 7, 2007; and

WHEREAS, as part of the Planned Unit Development (PUD) process, the following private streets were approved as part of the development, with the ingress and egress easement being recorded in Book 4592 Page 377 of the Official Records of Warren County:

Street Name	Street Width	Street Mileage
Stone Ridge Blvd	22.00'	1,181 lf.
Lakeview Court	22.00'	491 lf.
Parkside Drive	22.00'	796 l.f.

WHEREAS, at the request of the Stone Lake Homeowner's Association (Association), per Resolution No. 2016-44, the Village Council entered into a Consent Agreement with the Association which permits the Association to amend the Declaration of Easement for Ingress and Egress for the Stone Lake Subdivision to request the Village to dedicate the above listed for public maintenance,

WHEREAS, the Village Planning Commission met on September 5, 2017 and, per Section 15.14.22 of the Village Zoning Code, determined that the Association's request did not represent a major departure from the approved PUD.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of South Lebanon, Ohio, at least a majority of all members elected thereto concurring:

Section 1. That the Council approves and accepts for public maintenance the herein referenced streets as described herein and illustrated on the attached Exhibit.

Section 2. That the Fiscal Officer certify a copy of this Ordinance to the Warren County Engineer.

Section 3. That the Council is acting in its administrative capacity in passing this Ordinance.

Section 4. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 5. That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this day of , 2017.

Attest: _____
Nicole Armstrong, Fiscal Officer/Clerk James D. Smith, Mayor

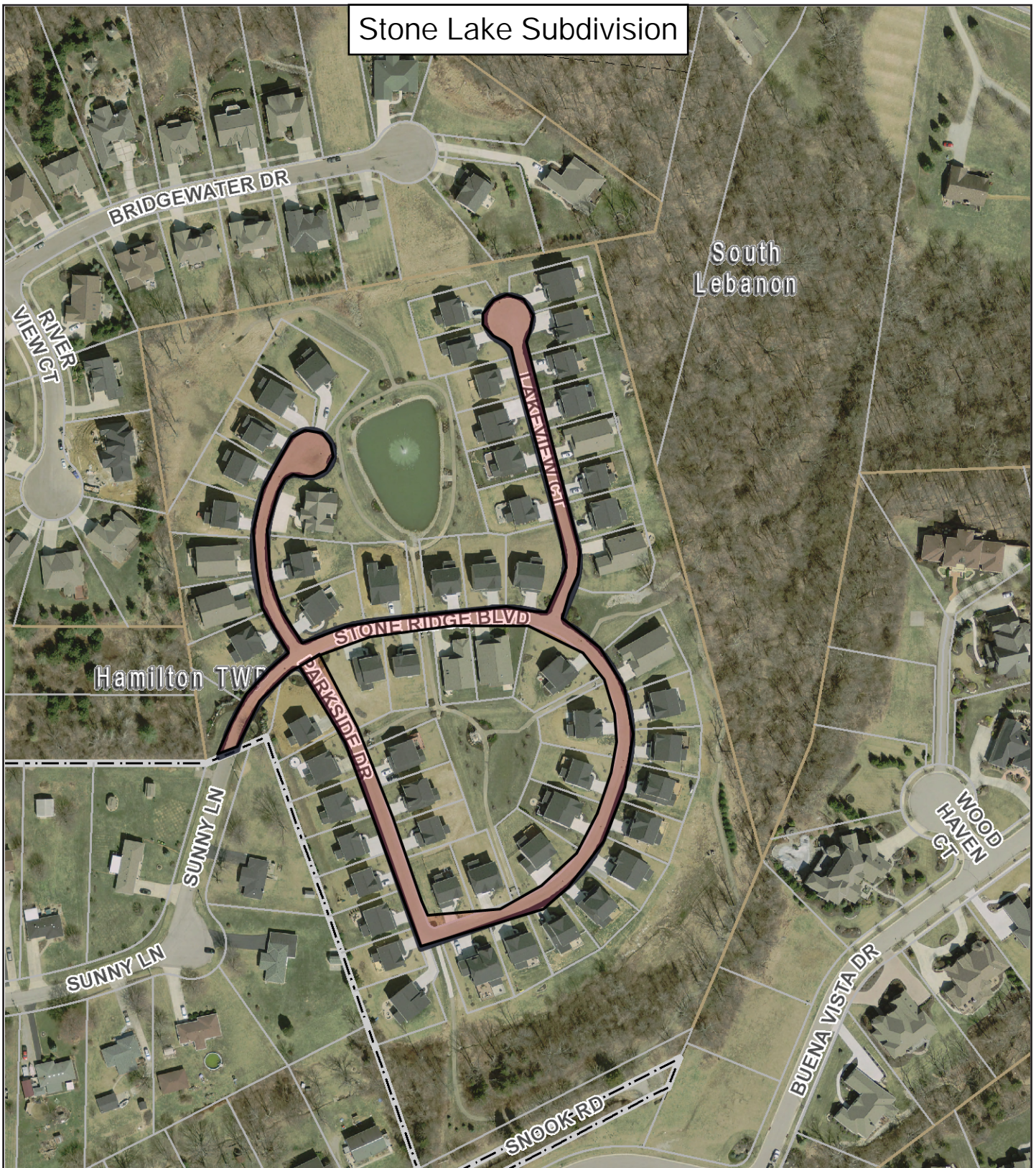
Rules Suspended:	(if applicable)	Effective Date – / /17
Vote - ____ Yeas ____ Nays		
First Reading – / /2017		Effective Date – / /2017
Second Reading – / /2017		
Third Reading – / /2017		
Vote - ____ Yeas ____ Nays		

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

By: _____

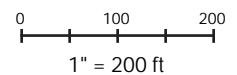
Date: _____



Stone Lake Subdivision

Warren County Legend

Interstate	County Boundary	Overpass Line	School Line	Township & Range
US Route	Auditors Tract Line	Parcel Line	Section Line	Tract Line
State Route	Civil Township Line	ROW Unknown Width	Subdivision Limit	VMS Line
Local Road	Corporate Line	Road ROW	Subdivision Lot Line	Vacated Road Line





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MEMORANDUM

To: Mayor & Village Council
From: Jerry Haddix, Village Administrator
Date: February 4, 2016
Subject: Utility Bill – David Parsons

On the most recent utility bill, David Parson, 46 Section Street, showed water usage of 240,000 gallons for a total utility bill of **\$1,180.52**. After the September meter readings were inputted, Amy Butler, the Utility Clerk, identified the high usage and sent Phil Kaufman to investigate. It was determined that a water line broke under a concrete slab and the water was shut off. At this time, there was already 52,000 gallons used since the last meter read.

The water from the broken pipe did not go into the sanitary sewer and drained into the ground. Therefore, Mr. Parsons is requesting to be forgiven for the water and sewer charges above and beyond their normal water usage. Here is a calculation of that amount:

(A)	Usage (8/22/17-9/21/17):	240,000 gallons
(B)	Average Monthly Usage (Sept-Dec, 2015):	2,000 gallons
(C)	Minimum Usage	<u>3,000 gallons</u>
(D)	Extra usage A-(greater of B or C)	237,000 gallons

Water - $237,000/1000=237 \times \2.98 (cost per 1,000 gallons = \$706.26
Sewer - $237,000/1000=237 \times \1.65 (cost per 1,000 gallons) = \$391.05

\$1,097.31 is the amount requested to be forgiven from the Mr. Parsons' last water and sewer charges.

I would recommend forgiving the sewer charges and setting up a payment plan for the water charges.

Cct 3

South Lebanon City Council

MY NAME IS DAVID PARSONS IVE
LIVED IN South Leb for 18 mths
my CURRENT address is 46
S Section St. I'm asking for
RELIEF from my bill for this
month AND MAYBE NEXT month
DUE TO A SEVERE WATER
BREAKAGE IN my bathroom under
THE floor I WAS notified
Weds SEPT 26th AND had the
WATER shut off MY LANDLORD
HAD IT fixed by Friday SEPT
29th AND my water was turned
BACK ON. I HAVEN'T RECIEVED
my bill yet but HEARD IT WAS
OVER \$1100. I'm ON Social
SECURITY AND HAVE A VERY
limited INCOME. Also I just
HAD MAJOR SURGERY IN JUNE
IVE Always paid my monthly bill
ON TIME

~~THANK YOU~~

46 S Section St
South Leb, Ohio 45065
513-913-0236

South Lebanon Utilities

6
99 N HIGH ST

reapost	FIRST CLASS MAIL
09/29/2017	\$00.342

ACCOUNT 101-09880-07 09/29/17
SERVICE AT 46 SECTION
DATES 08/22/17 THRU 09/21/17

SNGLP
ZIP 45065
047L11237195

SVC.	PREVIOUS	CURRENT	USAGE	CODE
WT	97	337	240	
WATER			738.63	
SEWER			425.48	
GARBAGE			16.41	

BILL DATES	09/29/17
NET BILL	1180.52
GROSS BILL	1298.57
DUE AFTER	10/15/17

RETURN THIS STUB WITH PAYMENT

TRICK OR TREAT WILL BE HELD ON
OCTOBER 31 FROM 6 PM - 8 PM
HAVE A SAFE & HAPPY HALLOWEEN

RETURN SERVICE REQUESTED

GROSS	1298.57	NET	
DUE		DUE	
AFTER	10/15/17	NOW	1180.52

101-09880-07

PARSONS, DAVID
46 SECTION
SOUTH LEBANON OH 45065

RETAIN THIS PORTION FOR YOUR RECORDS

AGENDA
WORKSHOP MEETING OF VILLAGE COUNCIL
OCTOBER 5, 2017
7:00 P.M.

1. Mayor Smith calls the meeting to order.
2. Roll Call:

Randall Atkins	Bill Madison
James Boerio	Steve Riley
Sue Johnson	George Teasdale
3. Guests:
4. Floor open to the public:
5. New Business:
6. Old Business:
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ADMINISTRATOR UPDATE – 10/4/17

PROJECTS

SR48/Mason-Morrow-Millgrove Road Project

- Sanitary sewer force main relocation under SR48 completed on 10/3. The shutdown & re-connection was completed in just a few hours.
- Utility relocation delays has caused delays in the project. This will most likely delay completion until next Spring. We'll have additional information at the meeting.

E. Mason-Morrow-Millgrove Road Sewer Extension

- Contractor should be starting soon. Barrett Paving should have the section of M-M-M Road open in front of the gas station before they start. It should take 4-5 weeks to complete.

22-3 Sanitary Sewer Project

- Currently in the process of obtaining easements for the project

Stonebrook Paving Project

- The project to repave Stonebrook Way and Stony Path Court was awarded to John R. Jurgensen Co. We are still waiting on a projected start date from them. 1-800-Asphalt completed the repair work in Stonebrook for various asphalt repairs throughout the subdivision.

NEW ADMINISTRATION BUILDING

- HVAC contractor projecting to be substantially complete with their portion of the work by the end of September
- We are working on bidding out the window replacement independently of the general contracting work. This is distinct separate item that doesn't interfere with any other work
- After a final walk thru, the Architect made some revisions to the plans based on the HVAC & Electrical work that has been completed. These revisions are currently being reviewed and will be submitted to the County Building Department.

PLANNING/ZONING/DEVELOPMENT

- **Primrose School** – they are planning on breaking ground soon with completion in the Spring. We'll let the Council know when the groundbreaking will be.
- **383 S. Main Street Rezoning** – Planning Commission recently recommended approval of the rezoning from RFP to B-1 zone. A public hearing is scheduled for October 26th at 6:30 p.m.
- **Grants Frederick & Wynstead** – the public improvements of the next sections of these developments are nearing completion. The final plats have been submitted and are out for review.