

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
OCTOBER 5, 2017  
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 announced that we met with the Kings Local School Board. The School Board supports the Powder Plant annexation. We set another date to meet and come to a resolution. Mayor Smith said that we look forward to the meeting on the 18th.
4. Mayor Smith opened the floor to the public.

Ray Warrick, Hamilton Township Administrator – Mr. Warrick thanked Council for their time. Mr. Warrick said that they do not like the annexation at all and it is an emotional thing for them. The property is an iconic landmark for the Township. We put a lot of work into this project for a long time and to be snuffed out of this is very disappointing; however, state law is state law. As these annexations move forward, you need to start to think about something. We lose land but we then continue to provide service, in our case, we have Police and Fire. We don't provide any Police service in South Lebanon but we do provide Fire. At some point, it becomes economics. When we lose land and it under these tax abatement or tax incentive deals, then we lose money. We are forced at this point now to study the possibility of going into a fire district. We will not be covering any of the annexed parts of South Lebanon that came from Hamilton Township. We want to remain good neighbors throughout this; although, I don't think we are treated that way, and give enough warning that if we move in that direction you'll have to figure out fire coverage for the residents and businesses in the annexed areas. I think Union Township is in a similar situation and I believe they are trying to put a fire levy on. I don't know if it makes sense to anyone to have residents taxed in a neighboring government to pay for services or subsidized services for a neighboring government and that's exactly what goes on. At some point, it's going to become economically driven and we're probably going to have to go to that step. This is fair warning, I would be happy to meet with you anytime and show the numbers. I don't want to catch you by surprise and we don't want to catch any citizens or businesses by surprise. Right is right and wrong is wrong, and we have to look out for the taxpayers who live in our Township and they don't need to be subsidizing other areas especially when the areas come about through this annexation thing which we have no defense. Sorry this had to happen; it is disappointing to us, we are angry, and simply not going to



economically support this kind of thing anymore. Mayor Smith thanked Mr. Warrick.

Mayor Smith closed the floor to the public.

5. Mayor Smith held the first reading of Ordinance 2017-10 accepting for public maintenance Stone Ridge Blvd, Parkside Dr., and Lakeview Ct in the Stone Lake Subdivision, by title only. Mayor Smith said that he supports this and it has been a long time coming. We have two more readings and the third reading will be the final reading. For the third reading, we can have your debate on it. Ordinance 2017-10 accepting for public maintenance Stone Ridge Blvd., Parkside Dr, and Lakeview Ct. in Stone Lake Subdivision.
6. Mayor Smith asked for a motion to approve the invoices for payment. A motion was made by Madison, seconded by Teasdale, all yeas.

7. Mayor Smith asked for motion to approve the meeting minutes if no corrections or additions for the following:

Regular Meeting – September 7, 2017. A motion was made by Teasdale, seconded by Madison, Atkins –yea, Boerio–abstain due to absence, Johnson-yea, Madison-yea, Riley-yea, Teasdale-yea. Council welcomed back Mr. Boerio.

Workshop Meeting – September 7, 2017. A motion was made by Atkins, seconded by Madison, Atkins–yea, Boerio–abstain due to absence, Johnson-yea, Madison-yea, Riley-yea, Teasdale-yea.

8. Mayor Smith reported that the first round of street repairs are complete. We now have the main entrance and Stoney Path to complete. Haddix stated that we are waiting to hear back from Jurgensen on their schedule.
9. Mayor Smith said there is good and bad news regarding St. Rt. 48 project. Due to the flooding in Texas and Florida, all the utility companies have pulled out to devote all their resources to the areas in need. However, the sewer force main relocation under St. Rt. 48 was completed in 4 hours. There are two more sewer pieces that are involved in this project which crosses Mason Morrow Millgrove. We will start winterizing the project and re-open St. Rt. 48 so that it is functional. It will be shut back down in spring to complete the project. Atkins asked Haddix if he had an idea when Mason Morrow Millgrove will open back up. Haddix said it is currently being worked on. The electric company needs to come back out to reconnect the light for the right lane going out of town.
10. Haddix reported that the HVAC contractor on the administration building is scheduled to finish this week. The windows for the building will go out to bid and final revisions to the plans for the building will be submitted to the County. Mayor Smith asked Haddix to elaborate on the project. Haddix said that we are



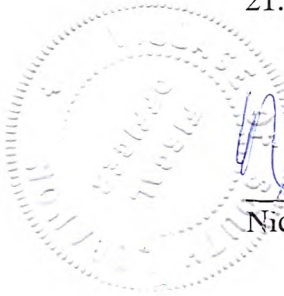
converting the old South Lebanon Elementary building to be our new administration building. Mayor Smith discussed further.

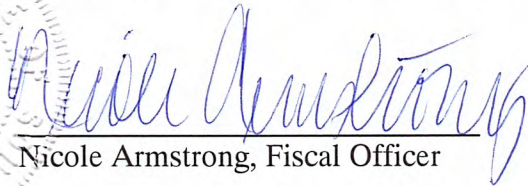
11. Mayor Smith stated that we are honoring our Revolutionary War veterans from South Lebanon. The Riverside Subdivision street names honor those soldiers.
12. Administrator Haddix reported that last year we issued 62 permits and this year 94 permits with the majority residential single family homes.
13. Haddix said that Primrose School will be breaking ground in the next couple of weeks. Mayor Smith explained that the Primrose School will be a 12,500 sq ft building located on St. Rt. 48 and will employ approximately 22-26 teachers.
14. Mayor Smith reported that TJ Maxx and Five Below stores have almost finalized their agreements. They would break ground in 2018 and open in 2019. We are also negotiating with some restaurants on the same side as White Castle.
15. Haddix stated that the Public Hearing for 383 S. Main rezoning is scheduled for Thursday, October 26, 2017 at 6:30 pm. The final plat for the next section of Wynstead Subdivision has been submitted to the Planning Commission and we will hopefully have it for final approval at the next meeting.
16. Haddix said that one of our residents had a water leak issue as indicated in my memo. Our Utility Clerk discovered the issue due to 240,000 gallons of water usage which equated to a \$1,180.52 utility bill. The prior average usage was 2,000 gallons a month. I spoke to the person who maintains the property and they said that it was a broken line that goes from the house to the garage. They had to dig up the concrete slab, but by the time they found it that 52,000 gallons were already used for the current month. Typically, in a case like this, we forgive the excess sewer usage. The water portion is \$706.26. The property owner said that since the bill is in the renter's name that he would be willing to pay half of the water bill. Haddix stated that he would recommend forgiving the excess sewer portion and setting up a payment plan for the water charges. Teasdale asked Haddix if it is a Landlord's responsibility for the repair. Mayor Smith agreed that it is the property owner's responsibility. Atkins agreed that it is probably the homeowner's responsibility and not the renters. Mayor Smith asked for a motion to forgive the sewer portion and have Revelson research the other matter further. A motion was made by Atkins, seconded by Madison, all yeas.
17. Madison welcomed Boerio back to Council. Boerio said that it is good to be back.
18. Riley asked Haddix if it is our Planning Commission sets the width between the houses. Haddix said that it was set up by the original PUD. Riley said in Grants Fredrick, some of them are 13 ft. apart. Haddix said in an R-3 district you can as short as 12 ft. or 6 ft. on each side.

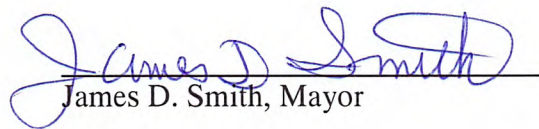
19. Riley asked about the 22/3 sanitary project. Haddix said that they are working on easements.

20. Boerio asked Armstrong about Ohio Checkbooks. Armstrong said that 2016 is updated. Boerio asked Armstrong about 2017. Armstrong said that she spoke to Revelson and with the amount of work involved that one year at a time would be uploaded.

21. Mayor Smith asked for a motion to adjourn the meeting. A motion to adjourn the meeting at 7:08 pm was made by Boerio, seconded by Teasdale, all yeas.



  
Nicole Armstrong, Fiscal Officer

  
James D. Smith, Mayor