

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
NOVEMBER 2, 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 opened the floor to the public.

Kt Meshesha 4860 Lakeview Ct – Ms. Meshesha said that one of the items on the agenda tonight is accepting the streets in Stone Lake for public maintenance. She thanked Council for considering this legislation and helping us with the snow plowing which has alleviated a lot of financial burden off our community. The original plan for our subdivision was a gated retirement community and that plan completely changed. We have approximately 60 homes most of which are dual income and pay income tax to South Lebanon but we are not getting the services that most of South Lebanon is receiving. Our HOA has replaced a catch basin, made asphalt repairs, fixed a trench drain, and crack filling so we have been responsible as a community maintaining our roads. According to our subcontractors, they should be good for another eighteen years in terms of any major maintenance. We are asking the Village to provide us with the same services being provided to the rest of the Village.

Mayor Smith closed the floor to the public.

3. Mayor Smith presented Emergency Ordinance 2017-11, amending Ordinance 2017-04 to make appropriations for current expenses for January 1 – December 31, 2017. Mayor Smith asked Armstrong to cover. Armstrong stated this Ordinance appropriates the revenue from the amended certificate approved at the last meeting and the approved transfers within each fund. Mayor Smith asked if any discussion needed by Council. Hearing none, a motion to suspend the three reading rule was made by Boerio, seconded by Madison, all yeas. By title only Ordinance 2017-11, a motion to adopt made by Madison, seconded by Teasdale, all yeas.
4. Mayor Smith presented Emergency Resolution 2017-55, authorizing an agreement with Choice One for engineering services for Riverside subdivision, Phase 2. Haddix said that the developer has started the construction and this is for plan review and inspection not to exceed \$9500.00. Mayor Smith asked for a motion to suspend the three reading rule. A motion was made by Boerio, and



seconded by Madison, all yeas. By title only Resolution 2017-55, a motion to adopt made by Boerio, seconded by Madison, all yeas.


5. Mayor Smith presented Emergency Ordinance 2017-12, approving the zoning map amendments for the 383 S. Main St. property. Haddix said on October 26<sup>th</sup>, Council held a public hearing for the rezoning of 383 S. Main St. from Residential Flood Plain (RFP) to B-1 Neighborhood Business. According to the zoning code, you have 30 days from that date to make a decision on this case. We would need to hold a special meeting to have the three readings but the zoning code does allow for emergency legislation. We wrote it as an emergency ordinance but it can be changed and there is still a 30-day referendum period after the ordinance is passed. Boerio asked Haddix about the 30 referendum period and if Solicitor Revelson is in agreement with it. Revelson said that it is in our zoning code just oddly written as two separate 30-day provisions. Mayor Smith stated that we can suspend the three reading but not have as an emergency. Ordinance 2017-12 changed from an emergency to suspending the three readings. Mayor Smith asked for a motion to waive the three readings. A motion was made by Boerio, seconded by Madison, all yeas. By title only, Ordinance 2017-12, a motion to adopt was made by Madison, seconded by Teasdale, all yeas. Madison asked Haddix about the zoning transition time from business back to residential. Has it been modified from 6 months to 24 months. Haddix stated that it is 6 months. Madison asked who would be the authority to change it. Haddix said that Planning Commission could start the process but ultimately amended by Council. Madison stated to take a commercial piece of property and flip it within six months is sometimes not a sufficient amount of time. Madison asked Haddix if we can take a look at this because it use to be 24 months.
6. Mayor Smith presented Emergency Ordinance 2017-13 authorizing to join the coalition of Municipalities to challenge the constitutionality of amendments to Chapter 718 of ORC relating to municipal income tax. Atkins asked if the \$1,000 is to start the process. Revelson stated that the \$1,000 is the initial retainer. Mayor Smith asked for a motion to suspend the three reading rule. A motion was made by Madison, seconded by Atkins, all yeas. By title only Ordinance 2017-13, a motion to adopt made by Boerio, seconded by Madison, all yeas.
7. Mayor Smith asked for a motion to approve the invoices for payment. Boerio asked Mayor Smith about the invoice for the Bobcat tires if they are for the new Bobcat. Mayor Smith said the old Bobcat. A motion was made by Atkins, seconded by Boerio, all yeas
8. Mayor Smith stated we need to replace one of the pumps at the main lift station and asked Haddix to cover. Haddix said the three pumps at this station were installed in the mid 80's. With only two out of the three pumps working, we need to replace the broken pump immediately and bid out the replacement for the two remaining pumps. A motion was made by Madison, seconded by Riley, all yeas.

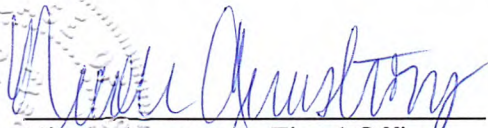


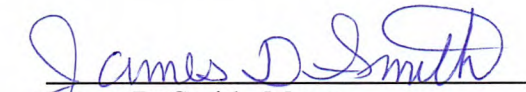
9. Mayor Smith held the third reading of Ordinance 2017-10 accepting for public maintenance Stone Ridge Blvd., Parkside Drive, and Lakeview Court in Stone Lake Subdivision. Mayor Smith asked Council if further discussion needed. Hearing none, a motion was made by Teasdale, seconded by Madison, all yeas.
10. Mayor Smith held the second reading of Resolution 2017-52 approving and authorizing to execute a fiscal year 2018 Community Development Block Grant (CDBG) application.
11. Mayor Smith asked Council for a motion to commission a plaque as an historical marker for the Peter's Cartridge Factory. A motion was made by Madison, seconded by Boerio, all yeas.
12. Solicitor Revelson reported that he is still researching the zoning on the King Avenue home for Haddix.
13. Haddix reported that 48/Mason-Morrow-Millgrove is back open. There is an issue with the right-hand turn lane going north so barrels have been put up to identify the right turn lane. The contractor on the sewer project will start soon by the First Baptist and John Quinn Blvd. with an estimate of 4-5 weeks to completion.
14. Haddix said that Jurgensen completed the paving in Stonebrook Subdivision.
15. Haddix reported that the bid deadline for the windows at the new administration building was yesterday which resulted in no bids. We will go back and maybe combine the windows with the bid for a general contractor.
16. Atkins asked Haddix the status on the electric repair between the Community Center and new administration building. Haddix said the repair is complete.
17. Sgt. Boylan discussed Stonebrook Way and Wetherly speed evaluation reports. Boerio asked Sgt. Boylan about the smaller graphs if the Percent Above Limit is the speed or enforcement limit. Sgt. Boylan said the enforcement limit.
18. Mayor Smith stated that we need to go into an executive session per ORC 121.22 (G)(2). Solicitor Revelson stated for the purpose to discuss the purchase of a property if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest. A motion to enter into executive session at 7:06 pm was made by Atkins, seconded by Riley, all yeas.

A motion to return from executive session at 7:15 pm was made by Madison, seconded by Atkins, all yeas.

19. Mayor Smith asked for a motion to adjourn the meeting. A motion to adjourn the meeting at 7:16 pm was made by Boerio, seconded by Atkins, all yeas.



  
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Nicole Armstrong, Fiscal Officer

  
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James D. Smith, Mayor