

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES**

JUNE 1, 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.

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4. Mayor Smith presented Emergency Resolution 2017-28 and reported that we had a meeting with Fischer Homers and met with the Archdiocese and we've come up with a new route to bring sewer. The Archdiocese has given us an easement to cross through the back of property so that it won't interfere with Cochran Road. It will go through vacant land and come to the end of 3C Highway. Haddix stated it is a shallower route; fewer utilities involved, and should be easier for contractors. Atkins asked if we have an estimated cost. Haddix said that we are estimating in the \$250,000 range based on the recent bids. Atkins asked Mayor Smith about the houses along Cochran Road. Mayor Smith said if Cochran Road wanted to tie in we have another sewer trunk there. Atkins asked who do we have the potential to pick up on this sewer line route. Haddix said the houses along 22/3. Boerio said on the bottom of page 2 of this agreement the last two lines says, "The Village has, upon execution of this Agreement, approved the legislation to appropriate funds to enter into the necessary contract to install the sewer service to the Property" and asked the Solicitor if we can do that. Solicitor Revelson stated that they put it in the agreement and I left it in there since the funds are available for it. Boerio asked if anyone else agrees to hook up to the sewer; then we are going to charge them a tap fee and then rebate to Patel a percentage of the tap fee. The maximum we can rebate to Patel is 90K with a ten year limitation. Solicitor Revelson said correct. Atkins asked what a residential sewer tap fee is. Haddix said \$2,400 for residential. Haddix said so if total project costs were \$250,000 it would 36% that would be rebated. Boerio said that it doesn't seem that we would ever rebate a great deal even with the 90K cap. Solicitor Revelson agreed and not in ten years. Boerio stated that the part about reimbursing them a percentage if anyone else taps in is an interesting feature of the contract and reasonable. Riley asked if we are still predicting the cost of \$250,000. Mayor Smith said that amount was based on the original route of boring down through asphalt so now it will change with the easier route. Atkins asked how deep do you think they need to go. Haddix said there is one section that is six feet but about eight to ten feet on average as opposed to twenty or

twenty five feet. Mayor Smith asked for a motion to suspend the rules. A motion was made by Madison, seconded by Boerio, Atkins-yea, Boerio-yea, Johnson-yea, Madison-yea, Riley stated that he has had a lot of questions about this and likes now where the sewer route is going. I keep hearing from the Mayor that this is going to help the growth of South Lebanon, is that correct. Madison said that I would agree with that statement. Riley – yea, Teasdale - yea. By title only Resolution 2017-28, a motion to adopt made by Madison, seconded by Atkins, Atkins-yea, Boerio stated that he has had serious reservations about this and honestly doesn't know which way this will go, maybe it will spur future development for South Lebanon and maybe it won't. It seems like a lot of money but at the end of the day we agreed to provide this service so based on that fact – yea, Johnson-yea, Madison-yea, Riley-yea, Teasdale-yea. Madison said my hats off to the Mayor, Administrator Haddix, and Solicitor Revelson as it makes more sense to use this route for sewer than down the roadside where you have easements and road expense.

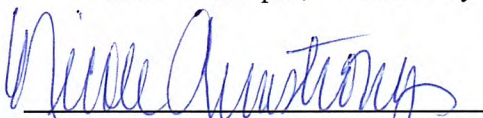
5. Mayor Smith presented Emergency Resolution 2017-29 authorizing Solicitor to bid at sheriff's sale. Mayor Smith asked if we want to put a cap on the bid. Solicitor Revelson said he left the maximum bid blank if you want to go up or keep it at \$12,000. Haddix recommends \$12,000 and if anyone else wants to bid on it to let them have it. Teasdale asked if we really want this to happen. Mayor Smith said that it ensures this property is taken care of. Boerio said if somebody else bids on the property let them have it, but if not we are going to take it and clean it up. Teasdale asked if they take our bid and we tear it down would there be an expense for that. Haddix said there is funding from the County that we would be pretty sure to get. Atkins asked Mayor Smith about Habitat for Humanity is there a way they could come in and rehab the property. Atkins said if we use grant funds to tear it down we have to keep it green space but Habitat for Humanity might be interested in rehabbing. Haddix said there is a process for the grant money so it's not like it would happen right away. Atkins said I think we should reach out to Habitat for Humanity if we purchase it. Boerio asked if we bid \$12,000 and end up buying it, we are not responsible for any taxes on top of that amount and the tear down would hopefully come from a grant, correct. Mayor Smith said yes. A motion to suspend the rules was made by Atkins, seconded by Madison, all yeas. By title only Resolution 2017-29, authorizing the Solicitor to bid at sheriff's sale for the purchase of real estate located at 496 Mary Lane. A motion to adopt was made by Madison, seconded by Atkins, all yeas.
6. Mayor Smith asked Haddix to cover Resolution 2017-30 and 2017-31. Haddix said this is for two Ohio Public Works grant pre-applications. The first is for the Mason Morrow Millgrove project that we applied for last year and based on the scoring it appears that we aren't going to get it funded. This funding will be available in 2019. If we reapply, I propose that we pledge \$85,000 which will increase our multiple share percentage and enter into a contract for engineering which would only be done if we get enough points for the grant. Haddix stated he is fairly confident with the engineering part and local share that we would get the

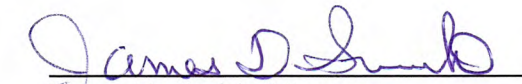
grant funded for 2019. The grant amount is \$475,000. The second grant request is for High Street from Broadway to Forrest. This pre-application is a little different. I will be going to the County Commissions meeting next Tuesday to request \$80,000 in CDBG funding and I'm proposing \$155,000 in local share which would come out of the water, sewer, and street funds. If we get the CDBG funding or not, I feel that we are on the bubble for this grant but feel it is worth applying for. Riley asked Haddix where the MMM project would go to. Haddix said from the Turtlecreek Bridge almost to the bend in the road. Teasdale asked if this would widen the road. Haddix said that it would be widened at the Riverside subdivision. Madison confirmed that this is for the calendar year 2019. Haddix said correct the second half of 2019. Boerio asked Haddix about the OPWC grant point system and if you know upfront the points you will get. Haddix said yes the criteria is based on thirteen different factors. Boerio asked if there is something we can do to improve our score to ensure we get this. Haddix said the local match along with the traffic count makes the Mason Morrow Millgrove a very doable project. Mayor Smith asked for motion to suspend the rules. Mayor Smith stated as amended. A motion was made by Boerio, seconded by Madison, all yeas. By title only Resolution 2017-30, a motion to adopt was made by Boerio, seconded by Atkins, all yeas.

7. Mayor Smith presented Resolution 2017-31 and asked for a motion to suspend the reading rule and declare an emergency. A motion was made by Madison, seconded by Boerio, all yeas. By title only Resolution 2017-31, a motion to adopt was made by Madison, seconded by Boerio, all yeas.
8. Mayor Smith asked for a motion to authorize the payment of invoices. A motion was made by Madison, seconded by Atkins, all yeas.
9. Mayor Smith held the third reading of Ordinance 2017-06 amending Ordinance 94-09 and establishing a curfew for minors by title only. A motion was made by Boerio, seconded by Madison, all yeas.
10. Mayor Smith held the third reading of Ordinance 2017-07 setting rates of compensation for full-time employees and now open for discussion. Boerio asked if all hourly employees are a 3% increase. Mayor Smith stated yes except for the Tax Commissioner is 5%. Atkins asked if there was a reason for the additional. Mayor Smith stated that she is over the Tax Assistant. Boerio stated that the Administrator is in for a significant bump. Mayor Smith stated he converted a loan of \$600,000 to a grant. Madison asked what the last Administrator made. Haddix stated that Gary was making \$89,890 when he left. Haddix said that there have been two similar positions filled in the County at a Township and Village at that same level. Mayor Smith stated the grant we received was significant and would have cost us about \$70,000 a year over the next ten years out of the street fund. Riley asked Haddix how many years has he been with the Village. Haddix said two years. Riley said that Haddix came in making less and has done a great job and stepped up. Boerio agreed and said that

he saved the Village a significant amount of money. Madison said we are fortunate to have Haddix in this position and with his background at the County and the relationships he built there it has benefited us repeatedly. He has cast a significant light on this community and gave us a voice within the County. Haddix thanked Council for all the kind remarks. A motion was made by Madison, seconded by Boerio, all yeas. Haddix stated that the employees will be grateful for your support.

11. Mayor Smith asked Atkins to cover the BZA meeting regarding Primrose School. Atkins said that we met Tuesday night and approved their signage request and the conditional use. Mayor Smith thanked Atkins and said that the signage will say the Primrose School of South Lebanon. They will have a sign by Speedway so that people know where to enter to get to the school. Atkins stated that they looked at three different areas and chose South Lebanon.
12. Mayor Smith discussed Riverside subdivision. Approximately 6 lots sold and they are planning for the second phase.
13. Haddix said that he passed out the results of the MMM sewer project re-bid. I will bring this before Council at the next meeting.
14. Haddix discussed having an extra Deputy for July 4th 5-6 hours approximately \$400.00. Council agreed.
15. Brenda Combs – South Lebanon Historical Society. Discussed the events for the July 4th 2017 River Fireworks Festival.
16. Madison asked Haddix to pass on a special message from this Council to Tony that our thoughts and prayers are with him.
17. Riley also expressed his concern for Tony.
18. Boerio asked Solicitor Revelson for an update on the gate. Revelson stated that he should have something for the next meeting.
19. Mayor Smith asked for a motion to adjourn the meeting. A motion was made by Atkins at 7:48 pm, seconded by Boerio, all yeas.


Nicole Armstrong, Fiscal Officer


James D. Smith, Mayor