

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
FEBRUARY 15, 2018  
6:30 P.M.**

1. Mayor Smith opened the meeting at 6:30 p.m. with the Pledge.

2. ATTENDENCE

Linda Allen – Present	Bryan Corcoran - Present
Jim Boerio – Present	Bill Madison – Present
Linda Burke – Present	Rolin Spicer – Present

3. Guest: Major Steve Arrasmith, Warren County Drug Task Force – presented the 2017 Annual Report and thanked the Village of South Lebanon for their annual contribution.
4. Mayor Smith opened the floor to the public.

Mayor Smith closed the floor to the public.

5. RESOLUTION 2018-8 APPROVING AND AUTHORIZING THE FISCAL OFFICER TO TRANSFER FUNDS FOR FISCAL YEAR 2018, AND DECLARING AN EMERGENCY

A motion made Allen, seconded by Spicer, all yeas. By title only, Emergency Resolution 2018-4, a motion to adopt made by Boerio, seconded by Burke, all yeas.

6. RESOLUTION 2018-9 APPROVING AND AUTHORIZING MAYOR TO EXECUTE AN EASEMENT AGREEMENT FOR A 25 FT. PERPETUAL SANITARY SEWER EASEMENT OF THE PROPERTY OWNED BY DENNIS M. SCHNURR, ARCHBISHOP OF CINCINNATI, TRUSTEE NECESSARY FOR CONNECTING THE VILLAGE'S SANITARY SEWER SYSTEM TO KANTA OIL PROPERTY, AND DECLARING AN EMERGENCY

Mayor Smith asked Administrator Haddix to cover this topic. Haddix stated this is for a sanitary sewer easement along St. Philip the Apostle Church property located at State Route 22 & 3 and the Wynstead Subdivision. The cost of the easement is \$7,500 plus up to \$2,500 for tree replacement due to the construction. Solicitor Revelson stated that amount was concluded from an appraisal based on the fair market value of property. Allen asked for clarification if they are required to annex or hook into the sewer. Revelson stated that there were discussions but not requirements and they do not want to at this time. Mayor Smith said with the availability of sewer the property is more valuable.

A motion made by Madison, seconded by Spicer, all yeas. By title only, Resolution 2018-9, a motion made by Madison, seconded by Spicer, all yeas.

5. RESOLUTION 2018-10 A RESOLUTION TO INITIATE A ZONING TEXT AMENDMENT FOR ROOMING HOME DWELLINGS AND GROUP RESIDENTIAL FACILITIES, AND DECLARING AN EMERGENCY

Revelson stated this initiates the process to refer it to the Village Planning Commission. Boerio asked Revelson if it will come back to Council after Planning Commission reviews. Revelson said yes. Boerio asked when would it be effective. Revelson said that it depends if Council chooses to do three readings then it would be effective 30 days after it is passed or by an emergency then immediately. Revelson said our code requires it to go to the Planning Commission first which is the resolution before you. Haddix that there is a process that the Planning Commission needs to go through. Mayor Smith said that it is in the best interest of the Village to expedite this resolution so that can be put on the schedule for Planning Commission immediately.

A motion to suspend the three reading rule made by Spicer, seconded by Madison, all yeas. A motion to adopt made by Madison, seconded by Spicer, all yeas.

6. Mayor Smith asked Council for a volunteer to be on the zoning board. Corcoran volunteered.

7. ORDINANCE 2018-4 AMENDING ORDINANCE 2016-18 AND FIXING THE RATES FOR WATER USAGE, AND DECLARING AN EMERGENCY

Mayor Smith said that the over 3,000 gallon water usage rate for the Cedars of Riversbend needs corrected as our rate is less than what we are being billed by Warren County.

A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. By title only, Emergency Resolution 2018-4, a motion to adopt made by Boerio, seconded by Madison, all yeas.

8. RESOLUTION 2018-11 FIRST READING: A RESOLUTION APPROVING AND FURTHER AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A WATER SERVICE AGREEMENT WITH WARREN COUNTY RELATING TO THE TURTLECREEK ROAD AREA

9. AUTHORIZATION OF INVOICES

Boerio asked about the radio water meter invoice and where they are being installed. Haddix stated that we are using these meter for existing customers



especially in area to improve our efficiency. A motion made by Madison, seconded by Burke, all yeas.

10. AUTHORIZATION OF WARREN COUNTY DRUG TASK FORCE INVOICE

A motion made by Madison, seconded by Boerio, all yeas.

11. AUTHORIZATION OF SOLICITOR'S INVOICE

A motion made by Allen, seconded by Burke, all yeas.

12. RESOLUTION 2018-7 SECOND READING: A RESOLUTION EXPRESSING THE COUNCIL'S INTENT TO SELL UNNEEDED, OBSOLETE OR UNFIT PERSONAL PROPERTY BY INTERNET AUCTION AND REQUIRING PUBLICATION OF THE SAME; AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE ON BEHALF OF THE VILLAGE A CONTRACT WITH GOVDEALS, INC. FOR THE CALENDAR YEAR 2018

13. Mayor Smith reported to Council that we are putting together some of the first notices for property clean up.

14. Mayor Smith said that we've received a clear title on the property located on E. Broadway St. and the survey will take place this week. Once the survey is complete, the property clean up will take place.

15. Fiscal Officer Armstrong reported that we received our renewal notice for full-time employee medical/dental insurance and the monthly premiums have gone down.

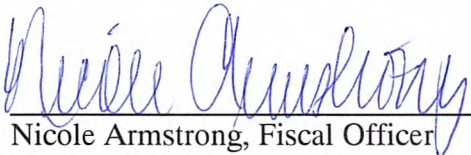
16. Haddix reported that next week is the bid opening for municipal building renovation project.

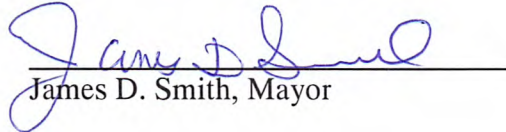
17. Haddix said that we have our kick-off meeting in March for construction continuation of the 48/Mason-Morrow-Millgrove intersection project.

18. Haddix said that due to the Planning and Zoning workload, I have looked into having a professional planner help with the upcoming workload. Boerio asked if a contract is going to be presented to Council. Haddix said at the next meeting it will be presented.

19. Haddix reported that one of the three pumps at our main lift station located on McKinley Street failed. Mayor Smith said that we just replaced one pump but now we need to replace failed pump along with the third pump from 1987. The company that gave us a discounted quote for all three pumps has agreed to honor the discounted price for the two pumps. We are ordering two new pumps due to this situation.

20. Mayor Smith said that he is asking for Council's support to draft job description for a Sewer Specialist. Due to the complexity of our sewer system, we need a dedicated individual to handle it. If no objection from Council, we will draft the job description. No objections made by Council. Corcoran asked if this position will be for a civil engineer or technician position. Mayor Smith said a technician position.
21. Mayor Smith said that the committee assignments are drafted and will be sent out to Council.
22. Sgt. Boylan expressed the need for an additional Deputy in South Lebanon.
23. Boerio asked Haddix to provide Council with an employee organizational chart and that it include zoning and planning members.
24. Boerio asked Mayor Smith about the River Corridor Annexation, if we've had discussions about the other parcels in the annexation, besides the Peter Cartridge Factory. Mayor Smith said yes.
25. Mayor Smith asked for a motion to adjourn the meeting. A motion to adjourn the meeting at 7:35 pm was made by Boerio, seconded by Allen, all yeas.

  
Nicole Armstrong, Fiscal Officer

  
James D. Smith, Mayor