

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
MAY 17, 2018
6:30 P.M.**

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

2. ATTENDANCE

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

3. Mayor Smith opened the floor to the public.

Mayor Smith closed the floor to the public.

4. ORDINANCE 2018-7 AN ORDINANCE TO APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF SOUTH LEBANON, STATE OF OHIO, FOR THE PERIOD OF JANUARY 1, 2018 THROUGH DECEMBER 31, 2018, AND DECLARING AN EMERGENCY

Fiscal Officer Armstrong explained that this ordinance is to appropriate the revenue on the Amended Certificate for the State Route 48/Mason-Morrow-Millgrove intersection OPWC grant and River's Crossing TIF.

A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. By title only, Ordinance 2018-7, a motion to adopt made by Madison, seconded by Spicer, all yeas.

5. RESOLUTION 2018-25 FIRST READING: A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A REAL ESTATE PURCHASE AGREEMENT FOR PROPERTY LOCATED ON W. PIKE STREET IN THE VILLAGE OF SOUTH LEBANON
6. RESOLUTION 2018-26 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE CHANGE ORDERS #2, 3, 4, & 5 TO CONTRACT WITH KRAMER & FELDMAN, INC. FOR THE VILLAGE OF SOUTH LEBANON MUNICIPAL BUILDING RENOVATION PROJECT IN THE VILLAGE OF SOUTH LEBANON, AND DECLARING AN EMERGENCY

Administrator Haddix stated that these are change orders to the contract with Kramer & Feldman. The total increase with these change orders is \$26,458.10.

At the last meeting, \$15,000 was approved and this amount includes additional demolition.

A motion to suspend the three reading rule made by Boerio, seconded by Madison, all yeas. By title only, Resolution 2018-26, a motion to adopt made by Boerio, seconded by Madison, all yeas.

Allen asked Haddix if this includes all removal of asbestos in the building. Haddix said this is all asbestos including the transite panels by the front door.

7. RESOLUTION 2018-27 FIRST READING: A RESOLUTION APPROVING AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO ADVERTISE FOR SALE PROPERTY OWNED BY THE VILLAGE LOCATED ON TURTLECREEK ROAD

Mayor Smith stated that we have 5 acres of property that is in the center of the gravel pit and in the flood way. Oeder & Sons Sand and Gravel contacted the Village regarding 3 acres of property they own located on Mason-Morrow-Millgrove Road, which is out of the flood plain and made an offer to trade property. Mayor Smith said that Solicitor Revelson said that we must advertise to do this. The property on Mason-Morrow-Millgrove is zoned Mineral Extraction and if we do the exchange the property it would not be zoned Mineral Extraction but Industrial enabling us to build a maintenance facility. Boerio asked where the property located on Mason-Morrow-Millgrove Road. Mayor Smith when you cross the bike trail, the property is immediately on the right coming into the Village. Corcoran asked what their interest is for the 5 acres. They would redevelop it for their operations. Madison that we have worked with the Oeder's in the past and they have been very gracious. Boerio said that he is concerned about building a maintenance facility on Mason-Morrow-Millgrove Road. How will it fit in with the other development in that area. Mayor Smith it would work well, for example, when we put a salt bin at the back of the property we would salt starting on Mason-Morrow-Millgrove Road and continue right through town. So, logistically it is a perfect location. Also, it would allow Council in the future to possible redevelop it. Haddix said from Riverside Subdivision to bike trail is currently zoned mineral extraction. Mayor Smith stated this would allow for it to be redeveloped. Haddix said that this allows us to advertise. Solicitor Revelson said that there is no code section regarding a property trade but feel this is how we need to handle.

8. AUTHORIZATION OF INVOICES

A motion made by Corcoran, seconded by Spicer, all yeas

9. APPROVAL OF APRIL FINANCIAL STATEMENTS

Boerio asked about a payment to Sunrise Cooperative. Armstrong said that is for diesel fuel. Boerio asked about a payment to Loud and Clear Inc. Armstrong said it is for the stage rental for the July 4th Festival.

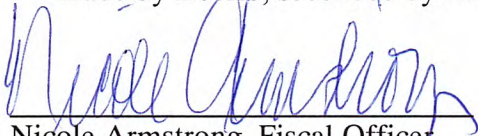
A motion made by Boerio, seconded by Madison, all yeas

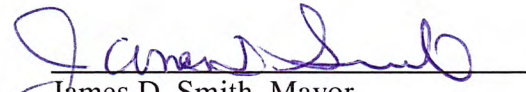
10. RESOLUTION 2018-22 SECOND READING: A RESOLUTION TO INITIATE A ZONING MAP AMENDMENT FOR THE PROPERTIES LOCATED AT 5025 LEBANON ROAD (PARCEL#16-06-203-003) AND 5067 LEBANON ROAD (PARCEL 16-06-203-002) CONSISTING OF 2.426 ACRES FROM B-2 [GENERAL BUSINESS DISTRICT] TO R-1 [SINGLE FAMILY RESIDENTIAL DISTRICT]
11. RESOLUTION 2018-23 SECOND READING: A RESOLUTION DECLARING CERTAIN ITEMS OF VILLAGE PROPERTY NOT NEEDED FOR PUBLIC USE, OR OBSOLETE OR UNFIT FOR THE USE FOR WHICH THE ITEMS WERE ACQUIRED, AND FURTHER AUTHORIZING THE VILLAGE ADMINISTRATOR TO SALE SUCH ITEMS USING GOVEDEALS.COM
12. Mayor Smith reported that we planted several trees on the recently purchased property located on Broadway.
13. Haddix said that the Fellowship Tract League dedication for the completed renovation is scheduled for Tuesday, May 22, 2018 at 11 am.
14. Armstrong stated that the Village will be subject to a single year audit for 2018. Due to the grant received for the Mason-Morrow-Millgrove Intersection Project, the federal expenditure portion is over \$750,000, which requires the Village to have a single year audit.
15. Haddix reported that the municipal building asbestos abatement will be completed next week. The plaza bid opening is next Wednesday at 2 pm.
16. Haddix stated that on the 48/Mason-Morrow-Millgrove intersection project the east side lane should be done by end of next week. The pavement completed approximately by mid-June.
17. Haddix said that Rodney Wheelen, our new Public Works employee, will be starting on May 26th.
18. Haddix stated that a resident reported that he has had a water leak for approximately two years. It did not show up on our high/low usage report. The leak is in the service line to the house. Haddix recommended a sewer credit for the last year of \$183.15. Mayor Smith said that 2017 is closed out and suggests a sewer credit for 2018 only. For 2018, the credit would be \$99.00.

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

19. Madison asked about the salt truck. Haddix stated that it is ordered. Mayor Smith said he feels that the truck should have a special undercoating due to the salt being so destructive on the trucks. The City of Lebanon has gone to a stainless steel truck bed.
20. Corcoran asked about the title on the property located on Pike Street. Solicitor Revelson said that it came back clean.
21. Burke asked Haddix about Resolution 2018-22 the zoning amendment and if there is a PUD on those properties. Haddix said he needs to research it. Burke clarified to the public that this isn't about taking property, it's about working together for a compromise. On State Route 48, there are major traffic issues and it is dangerous. As elected officials, we represent all of South Lebanon and not just a neighborhood, and a business on that corner would affect thousands of people on a daily basis. I would like to see a study done on State Route 48 as to what that would cause.
22. Mr. Vires spoke from the audience. Madison said this is being looked at and the interests of both sides considered.
23. Allen asked Mayor Smith for an update on TJ Maxx, Five Below, and Chick-Fil-A. Mayor Smith said that TJ Maxx and Five Below will be submitting their construction plans shortly. Chick-Fil-A has no interest in selling their lot and will build when they are ready.
24. Boerio asked if there has been any movement on the thought of hiring a consultant to help with development. Mayor Smith said that he asked Haddix to reach out to a couple of firms and then it will come back to Council.
25. Spicer asked about the rehab facility on King Avenue and the zoning. Haddix said that for the zoning text amendment, a planning meeting is tentatively scheduled for mid-June, which will address future issues.
26. Spicer asked about tentative purchase of the garage on Pike Street and that the goal is to use as a municipal garage and to tear it down when a new building built. Mayor Smith said that when the road eventually is widened, it would be an option that Council could consider but it would have years of use.
27. Madison asked Solicitor Revelson if we are moving forward with the zoning text amendment regarding rehabilitation facilities. Revelson said the legislation referred it to the planning commission.

28. Mayor Smith asked for a motion to adjourn the meeting at 7:29 pm. A motion made by Boerio, seconded by Allen, all yeas.



Nicole Armstrong, Fiscal Officer

James D. Smith, Mayor