

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
MAY 3, 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. Guest: State Representative Scott Lipps – Mr. Lipps discussed the opportunities for a community development project and if the Village is interested to contact him for a meeting.
4. Mayor Smith opened the floor to the public.

Mayor Smith said that there are property owners are here tonight for the first reading of Resolution 2018-22. We will go through the general business and then have the property owners speak.

Mayor Smith closed the floor to the public.

5. RESOLUTION 2018-23 FIRST 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

Administrator Haddix stated that we have a police cruiser, Ford tractor, and smaller items.

6. RESOLUTION 2018-24 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE CHANGE ORDER #1 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

Mayor Smith explained that the contractor is currently removing the asbestos tile on the bottom floor. We asked for a quote to do the 2<sup>nd</sup> floor as well. In addition, there is mastic/glue spots on the walls where the blackboards were removed. Mayor Smith asked for additional funding up to \$15,000 to remove the mastic if it

is asbestos. Madison asked for clarification. Mayor Smith said the \$15,000 is for the mastic. The contractor is already in the building working so we want them to continue the removal if the mastic is asbestos. Mayor Smith said with this piece we will have an entirely clean building. Boerio asked for clarification between the resolution and the \$15,000. Mayor Smith said that Resolution 2018-24 covers the floor tile removal on the 2<sup>nd</sup> floor, which was never part of the original contract. The additional \$15,000 is an estimate for the mastic.

A motion to suspend the three reading rule made by Madison, seconded by Allen, all yeas. By title only, Resolution 2018-24, a motion to adopt made by Madison, seconded by Spicer, all yeas.

A motion to allow up to \$15,000 in additional funding for the mastic made by Madison, seconded by Corcoran, all yeas.

#### 7. AUTHORIZATION OF INVOICES

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

#### 8. AUTHORIZATION FOR FISCAL TO SEND AMENDED CERTIFICATE TO THE WARREN COUNTY AUDITOR

Fiscal Officer Armstrong stated an Amended Certificate is needed to increase the revenue budget for the State Route/Mason-Morrow-Millgrove OPWC Grant and Real Estate Tax for the River's Crossing TIF. At the next meeting, Council will have an amended appropriation ordinance.

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

#### 9. AUTHORIZATION FOR FISCAL OFFICER TO SIGN STATE AUDITOR'S ENGAGEMENT LETTER

Armstrong said that the State of Ohio Auditors are currently conducting their audit for years 2016 and 2017. The Engagement Letter informs us of the process as well as the cost.

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

#### 10. AUTHORIZATION OF SOLICITOR REVELSON'S INVOICE

A motion made by Madison. Boerio asked about the outside counsel on the invoice. Revelson stated it is partly related to the annexation and the group home rezoning. Seconded by Boerio, all yeas.

11. Mayor Smith reported that we removed all the concrete from the Broadway property. Primrose School was very gracious by donating top soil to us. We gave a portion to the Union Township Cemetery.
12. Mayor Smith stated that Administrator Haddix will be meeting with Hamilton Township about a cost share for pavement of Lebanon Road.
13. Haddix reported that the State Route 48/Mason-Morrow-Millgrove project has resumed and they are currently working on the west side of Mason-Morrow-Millgrove. The west side will take approximately 1 week and then they will move to the east side of Mason-Morrow-Millgrove.
14. Haddix said that Chris Batchelder and Tony Ledford, in our Public Works Department, are currently taking a Certified Playground Safety course.
15. Haddix stated the sewer project to the Patel Convenience Store at 22 & 3 is progressing. The estimate of completion is mid-June.
16. Haddix said he passed out a brochure from Friends of the Little Miami State Park and asked to allow the Village to become a corporate member for \$80 a year.

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

17. Mayor Smith stated that Council has initiated a zoning change request to send to planning. At the Council's request, we contacted the property owners and they are here tonight. Mayor Smith said this is a first reading; however, you have an opportunity to address Council.

Larry Vires 5025 Lebanon Road – opposes a potential zoning change of his property from commercial (B-2) to residential (R-1).

Terry Knecht – asked Council to explain the purpose for the rezoning.

Burke said surrounding that corner it is all residential housing and there is a concern for residents if a business were to go in there due to the size of Dwire Road and the amount of traffic on Lebanon Road.

Mr. Knecht asked if this is to help better the life of the residents in the surrounding communities as far as traffic, noise, and property values. Burke said to stabilize it as a residential area.

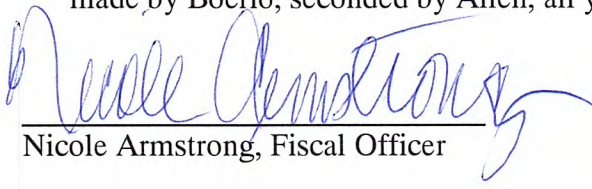
Mr. Knecht expressed his opposition to the potential rezoning of their property from commercial (B-2) to residential (R-1).

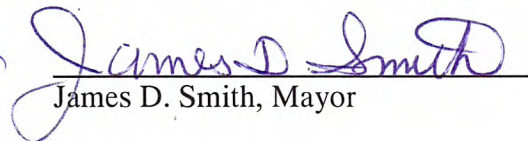
Mayor Smith clarified that Council can initiate to refer a zoning change to the Planning Commission. The Planning Commission would make the change, not the Council.

Corcoran explained that the concern of the residents is a disruptive business in that area.

Ron Knecht, Terry's father, expressed his opposition to the potential rezoning of their property from commercial (B-2) to residential (R-1).

18. RESOLUTION 2018-22 FIRST 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]
19. Madison stated on behalf of Council we wanted to hear the side of the property owners. We are sensitive to both sides of this matter.
20. Boerio said that the pavement on Zoar Road between Main Street and the section redone a few year ago needs addressed. Mayor Smith said that we are already looking at addressing it.
21. Mayor Smith asked for a motion to adjourn the meeting at 7:47 pm. A motion made by Boerio, seconded by Allen, all yeas.

  
Nicole Armstrong, Fiscal Officer

  
James D. Smith, Mayor