

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
JUNE 7, 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 – Absent	Bill Madison – Present
Linda Burke – Absent	Rolin Spicer – Present

3. Guest: Judge Gary Loxley and Judge Rob Fischer – Warren County Court.  
Discussed the overall increase in court cases for 2017, current law changes, recent upgrades to the courtroom recording systems, and community outreach programs.
4. Mayor Smith opened the floor to the public.

Jasper Shepherd 352 S Main Street – Discussed the recent sewer back-up problem at his residence and asked to have his water bill credited for two months due to the cleanup.

Mayor Smith closed the floor to the public.

5. ORDINANCE 2018-8 FIRST READING: AN ORDINANCE SETTING RATES OF COMPENSATION OF FULL-TIME NON-PROBATIONARY EMPLOYEES OF THE VILLAGE OF SOUTH LEBANON

Mayor Smith stated that this is past due and if we do three readings, it will push us over a year since the last increase. Council does have the option to waive the three readings. Allen asked what month last year the pay increases occurred. Mayor Smith stated it was June. Allen said that she didn't have a problem waiving the three readings. Solicitor Revelson stated that we can't waive the three readings because 75% of Council is needed; however, if it can be done as an emergency ordinance. Allen asked if a motion is need to amend ordinance to an emergency. Revelson stated he will make the corrections now and the ordinance read again. This will take a few moments so you can move on with the agenda.

6. RESOLUTION 2018-28 FIRST READING: A RESOLUTION CREATING A PERMANENT FULL-TIME POSITION OF SEWER SPECIALIST IN THE PUBLIC WORKS DEPARTMENT AND ESTABLISHING COMPENSATION
7. ORDINANCE 2018-9 FIRST READING: AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE,

ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE MIXED-  
USE COMMUNITY REINVESTMENT AREA IN THE VILLAGE OF SOUTH  
LEBANON

8. RESOLUTION 2018-29 A RESOLUTION AUTHORIZING THE MAYOR  
AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH  
GEORGE W. TEASDALE FOR PUBLIC INFORMATION SERVICES  
THROUGH DECEMBER 31, 2018, AN DECLARING AND EMERGENCY

Allen asked if we could do this as an emergency. Mayor Smith said yes. Allen asked if we could do this as three readings so if anyone has questions they can come to the next meeting. Mayor Smith said that Council wanted the contract brought back and "exhibit 1" covers what he will be doing. Corcoran stated that he feels comfortable with this as an emergency because we have talked about this for several months and the amount is de minimis to our overall budget. He is well known and this is overdue.

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

Teasdale said this would give us an electronic newsletter that is emailed. It will notify people about construction projects, road closures, and good things happening to good people in our community. It would be an official communication from the Village.

9. Solicitor Revelson asked for a motion to amend Ordinance 2018-8.

AN ORDINANCE SETTING RATES OF COMPENSATION OF FULL-TIME  
NON-PROBATIONARY EMPLOYEES OF THE VILLAGE OF SOUTH  
LEBANON

AMENDING TO INCLUDE IN THE TITLE "AND DECLARING AND  
EMERGENCY" AND

WHEREAS, the ordinance is necessary for the immediate preservation of the public peace, health and safety of the Village to ensure proper compensation for Village employees. AND

Section 6. That the Ordinance is necessary for the immediate preservation of the public peace, health or safety.

A motion amending ordinance as stated made by Madison, seconded by Spicer, all yeas.



A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. A motion to adopt Resolution 2018-8 made by Madison, seconded by Spicer, all yeas.

10. RESOLUTION 2018-30 A RESOLUTION APPROVING AND AUTHORIZING THE ISSUANCE OF A NOTICE OF AWARD TO KRAMER & FELDMAN INC. FOR THE CONSTRUCTION OF THE VILLAGE OF SOUTH LEBANON MUNICIPAL BUILDING PLAZA ENTRANCE PROJECT AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A CONTRACT FOR SAID IMPROVEMENT PROJECT AND THEREAFTER ISSUANCE OF A NOTICE TO PROCEED, AND DECLARING AN EMERGENCY

Mayor Smith asked Administrator Haddix to cover. Haddix stated this is for the plaza entrance to the administration building. The estimate for the project was \$185,000. We received a bid from Kramer & Feldman for \$203,178.00 and Schumacher Dugan \$267,250.00. We are permitted to award a contract up to 10% above the estimated cost.

A motion to suspend the three reading rule made by Madison, seconded by Allen, all yeas. Resolution 2018-30, a motion to adopt made by Madison, seconded by Corcoran, all yeas.

11. RESOLUTION 2018-31 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A PRE-APPLICATION TO THE OHIO PUBLIC WORKS COMMISSION FOR A GRANT FOR THE MASON-MORROW-MILLGROVE ROAD PROJECT PHASE TWO IN THE VILLAGE OF SOUTH LEBANON, AND DECLARING AN EMERGENCY

Mayor Smith stated this was added to the agenda. Haddix explained that we are currently working on the State Route 48/Mason-Morrow-Millgrove intersection project, which will be completed this year. Last year, we applied for issue 2 funding through the State for the next phase heading west, Turtlecreek to the bend in the road past the Riverside Subdivision on Mason-Morrow-Millgrove Road. This is the next application, phase 3, continuing west on Mason-Morrow-Millgrove toward the Village limits. We are confident that we can use \$100,000 of Village funds and request an OPWC grant for \$222,580.

A motion to suspend the three reading rule made by Allen, seconded by Madison, all yeas. By title only, Resolution 2018-31, a motion to adopt made by Madison, seconded by Corcoran, all yeas.

12. AUTHORIZATION OF INVOICES

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

13. Mayor Smith stated this is the third reading of Resolution 2018-22 and asked Mr. Knecht if he wanted to speak. Haddix said that there was a question at the last meeting if the property was a PUD or not. Mr. Knecht's property does not have a PUD.

Terry Knecht property owner of 5067 Lebanon Road – asked Solicitor Revelson about the legalities of this matter. Revelson stated that this legislation would only be to refer to the planning commission.

RESOLUTION 2018-22 THIRD 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]

A motion made by Allen, seconded by Corcoran. Vote: 2 yea (Allen and Corcoran), 2 nay (Madison and Spicer); TIE. Mayor Smith abstains. Motion fails.

14. RESOLUTION 2018-25 SECOND 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

15. RESOLUTION 2018-23 THIRD 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

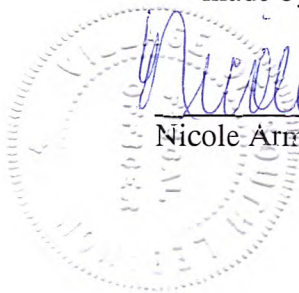
A motion made by Corcoran, seconded by Spicer, all yeas.

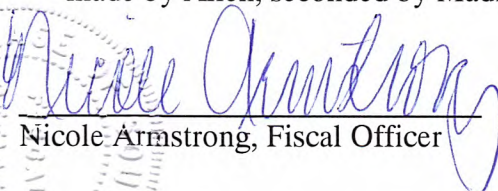
16. RESOLUTION 2018-27 SECOND READING: A RESOLUTION APPROVING AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO ADVERTISE FOR SALE PROPERTY OWNED BY THE VILLAGE LOCATED ON TURTLECREEK ROAD

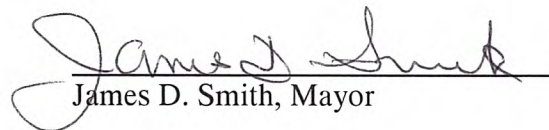
17. Mayor Smith stated that he has been talking with Council about upgrading our sewer system. Our sewer system is 30 years old and we have to plan for the next 30 years. The engineers have said with the upgrades that we need to do that we could possibly eliminate two sewer lift stations. Madison added that there is design constraints with the current system: growth, redundancy, and capability for repairs. Mayor Smith said the good news is the new portion could be a gravity sewer.



18. Mayor Smith reported that the new administration building progress is going well. The windows will be removable solid panes, which will allow for easy replacement if a pane is broken.
  19. Mayor Smith said that Primrose School foundation is complete. He thanked the contractor for the donation of top soil and clay.
  20. Haddix reported that the site plan review for TJ Maxx is this Wednesday, June 13<sup>th</sup>. The group home text amendment zoning code review will also be at that meeting. A public meeting heard by Council will follow.
  21. The trash and recycling contract is going out to bid and will be advertised this Sunday. Our contract ends at the end of August.
  22. Randall Atkins is going to fill in for Phil Kaufman, Water Specialist, a couple of weeks while he is on vacation. Mayor Smith thanked Randall.
  23. Haddix said the background on Mr. Shepherd's situation. We received a request for a professional cleaning service. Mr. Shepherd asked for two months forgiveness on his water bill due to the cleanup. Mayor Smith stated that our insurance is going to cover the cost of the professional cleanup.
- A motion to forgive two months of water service made by Spicer, seconded by Madison, all yeas.
24. Mayor Smith mentioned when we do the dedication plaque for the new administration building, we will the past four council member and the current council listed on the plaque.
  25. Mayor Smith asked for a motion to adjourn the meeting at 7:45 pm. A motion made by Allen, seconded by Madison, all yeas.



  
Nicole Armstrong, Fiscal Officer

  
James D. Smith, Mayor