

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
AUGUST 16, 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.

Steve Phillips, Claude Avenue – Discussed problems at Roger’s Park.

Mayor Smith closed the floor to the public.

4. Guest: Rick Nichols and Rich Arnold, McGill Smith Punshon – discussed the engineering agreement for necessary sanitary sewer upgrades to the Village’s infrastructure.

Madison confirmed this would create a more efficient system along with providing redundancy.

Corcoran asked if the resolution tonight is only for the design and engineering services. Mr. Arnold confirmed this. Corcoran asked for an approximation in cost for a project this size. Mr. Arnold stated approximately \$3.2M to \$3.7M over a period of years. Corcoran asked the timeline for the consulting/engineering services. Mr. Arnold said approximately nine months. Mayor Smith stated that this could be phased in according to our budget. Boerio asked if it feasible that the project be completed in phases. Mr. Arnold said that the engineering services will need to be completed.

5. RESOLUTION 2018-46 FIRST READING: A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH MCGILL SMITH PUNSHON INC. FOR CONSULTING ENGINEER SERVICES FOR IMPROVEMENTS TO THE VILLAGE SANITARY SEWER SYSTEM
6. RESOLUTION 2018-47 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE CHANGE ORDERS #17, 18, 19, & 20A 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

A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. By title only, Resolution 2018-47, a motion to adopt made by Madison, seconded by Spicer, all yeas.

7. RESOLUTION 2018-48 A RESOLUTION AMENDING RESOLUTION NO. 2018-25 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, AND DECLARING AN EMERGENCY

Mayor Smith stated that the allocation was not included in the original resolution so this is to amend the original resolution to include payment from the proper funds.

A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. Resolution 2018-48, a motion to adopt made by Madison, seconded by Spicer, all yeas.

8. RESOLUTION 2018-49 A RESOLUTION ESTABLISHING A CAPITAL PROJECTS FUND FOR THE SOUTH LEBANON ADMINISTRATION BUILDING, AND DECLARING AN EMERGENCY

Fiscal Officer Armstrong explained this resolution allows for the Capital Project Fund to be established. Boerio asked Armstrong if we will need to go back and transfer amounts for the work previously done. Armstrong stated that only one payment has been made to the contractor and that payment will need to be reallocated to this Capital Project Fund.

A motion to suspend the three reading rule made by Boerio, seconded by Madison, all yeas. A motion to adopt Resolution 2018-49, made by Boerio, seconded by Madison, all yeas

9. AUTHORIZATION OF INVOICES

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

10. APPROVAL OF JULY FINANCIAL STATEMENTS

A motion made by Madison. Boerio asked Armstrong about the payment to Barrett Paving Materials and if the payments were for the intersection project. Armstrong said yes. Seconded by Boerio, all yeas.



11. APPROVAL OF MEETING MINUTES PENDING NO CORRECTIONS OR ADDITIONS:

Special Meeting – June 28, 2018. A motion made by Boerio, seconded by Burke, all yeas.

Regular Meeting – June 21 2018. A motion made by Boerio, seconded by Burke, 5 – yeas (Boerio, Burke, Corcoran, Madison, Spicer), 1 – abstain absent (Allen).

12. AUTHORIZATION FOR FISCAL OFFICER TO SEND AN AMENDED CERTIFICATE TO THE WARREN COUNTY AUDITOR

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

13. ORDINANCE 2018-12 SECOND READING: AN ORDINANCE ADOPTING ZONING REGULATIONS TEXT AMENDMENT RELATING TO ROOMING HOME DWELLING AND GROUP RESIDENTIAL FACILITIES

14. Mayor Smith reported that the roof on Primrose School is under construction.

15. The renovation continues on the Municipal Building and the Plaza for the building.

16. Mayor Smith said that the new light poles are in at the State Route 48 intersection. Next, the new lights will go up.

17. Armstrong stated that Burke, Haddix, and herself held the job interviews for the Tax Assistant position. It was a unanimous decision on the candidate and an offer was extended. He said that he will make his decision by Friday. Haddix and Burke stated this candidate would be an excellent fit for the Village.

18. Administrator Haddix said that on July 31<sup>st</sup>, the bids were opened for the sale of the Village property just north of Mason-Morrow-Millgrove Road consisting of 5.001 acres. The bid received came from Oeder & Sons. The bid consisted of two options:

Option A: The Oeders would transfer two acres of property to the Village and one additional gifted acre along Mason-Morrow-Millgrove Road.

Option B: The Oeders would pay \$51,000 for the Turtlecreek Road property.

For both options, The Oeders are requesting that the Turtlecreek parcel be rezoned to (MEP) Mineral Extraction and Processing. The Turtlecreek Road property is primarily in the Floodway and a small portion in the 100-year floodplain. The Turtlecreek Road property was donated to the Village. Mayor

Smith said this will allow the Village to have land for a future Maintenance Facility out of the floodway.

Allen asked how this will affect the residents on the Siemen's Property. Mayor Smith said the zoning on Mason-Morrow-Millgrove Road property, by the bike trail, will change from (MEP) to commercial. Haddix said the Turtlecreek Road property would need to be raised and the Mason-Morrow-Millgrove Road property is more conducive for a maintenance facility. Allen said that she does not have a problem with the exchange of land just the (MEP) Mineral Extraction and Processing on the Turtlecreek Road property.

A motion to move forward with Option A and receive 3 acres on Mason-Morrow-Millgrove Road made by Madison. Spicer asked if their goal is to build something commercial. Mayor Smith said yes or to market the property. Seconded by Corcoran. 5 - yeas (Boerio, Burke, Corcoran, Madison, and Spicer), 1 - nay (Allen)

19. Haddix said that as part of the Zoar Road water/sewer study, we had flow monitoring equipment installed on four of our sewer lift stations. Henry P. Thompson has provided a quote of \$34,055 to set up a complete real-time lift station monitoring system. Each station would be equipped with a Remote Telemetry Unit (RTU) that would wirelessly transmit data and send out alerts via text message to the appropriate personnel. After the first year, there is a \$22/month charge for each lift station.

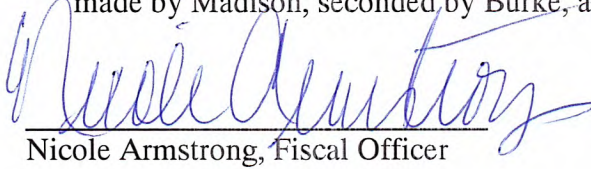
A motion to move forward with this sewer lift station monitoring system made by Allen, seconded by Burke, all yeas.

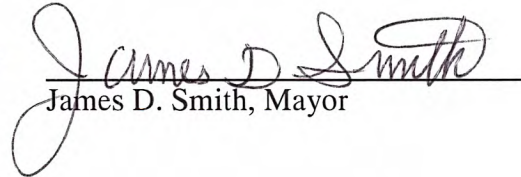
20. Madison asked about delivery date of new salt truck. Armstrong said that Superintendent Ledford is going to find out the delivery date.
21. Madison said that he has previously asked about sidewalks by the ballpark. Mayor Smith said that it is being reviewed.
22. Corcoran said that a couple of weeks ago Madison recommended a meeting with our State Representative, Scott Lipps and if a date has been set. Mayor Smith said he will be at the Council Meeting on October 18, 2018.
23. Corcoran asked if we have looked into Boerio's suggestion for green space grants to address the lot on State Route 48. Mayor Smith said that is one of the topics to discuss with Representative Lipps.
24. Boerio said that on Lebanon Road where the new houses are being built that water continues to drain across the street and it needs to be addressed. Mayor Smith said that a ditch line needs to be put in.



25. Rolin asked the status of the tables/chairs at Deerfield Park on Main Street.  
Haddix said that he is still working on it.

26. Mayor Smith asked for a motion to adjourn the meeting at 7:52 pm. A motion made by Madison, seconded by Burke, all yeas.

  
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Nicole Armstrong, Fiscal Officer

  
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James D. Smith, Mayor