

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
AUGUST 2, 2018
6:30 P.M.**

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

2. ATTENDANCE

Linda Allen – Present
Jim Boerio – Present
Linda Burke – Present

Bryan Corcoran - Present
Bill Madison – Present
Rolin Spicer – Present

3. Mayor Smith opened the floor to the public.

Brenda Combs, South Lebanon Historical Society – stated that approximately 250 cars are registered for the Car Show on September 22, 2018.

Ms. Combs asked Council for permission to hold a Music Festival on October 27, 2018 to benefit the Food Pantry. Mayor Smith asked Council if there are any objections. No objections heard.

Bella Ledford 1325 Shawhan Rd. – would like to have a horse parade in the Village on December 15, 2018 at 5:00 pm. Mayor Smith said that we will need to check with our insurance carrier and let you know. We will also need to know the route that the parade will take. Miss Ledford said that she has that information.

Mayor Smith closed the floor to the public.

4. Guest: Arik Sherk, Thompson Hine LLP – stated that the Warren County Port Authority has created a new bond fund program that will allow them to sell debt to the public at a lower interest rate because they pool various forms of securities to support those bonds. It was determined that if we can participate in the program then we can refinance the Village's existing Tax increment financing (TIF) Bonds, which were issued to pay for the infrastructure for the River's Crossing Development and reduce the interest rate. The reduced rate will allow the extra TIF revenues from the project to go to the School District, which will offset the Community Reinvestment Area (CRA) that is being established for Peters Cartridge Factory.

The Village would issue refunding bonds to pay off the current notes that will be issued to the Warren County Port Authority. The Village will be reissuing its current notes that will then be held by the Warren County Port Authority, which they will hold until maturity. The Port Authority will go through their process to buy the note. The Village will not incur any cost nor will you receive any

income. The Developer will no longer hold the Notes, allowing them to use that money for their real estate projects, and this will create additional revenue for the school district. No formal action by Council is needed tonight; however, we want to address any questions or concerns Council may have.

Boerio asked how much additional revenue will be created by this process. Mr. Sherk stated that the additional revenue provided to the School District will be in excess of \$1 Million over a term of twenty years. Mayor Smith said the number will be almost \$1.6 Million to the School District. This helps the Warren County Port Authority, and the School District.

Corcoran stated this is excellent news and we need to get this information out to the community.

A motion to move forward with formal legislation made by Corcoran, seconded by Madison, all yeas.

5. Mayor Smith stated that we have a public hearing tonight to consider the Zoning Text Amendment relating to Rooming Home Dwelling and Group Residential Facilities.

Administrator Haddix read that on July 2, 2018 the public hearing notice was advertised in the Cincinnati Enquirer to be held on August 2, 2018 at 6:30 in Council Chambers at 99 N. High Street, South Lebanon, OH 45065. The purpose of the hearing is to receive public comments on an application for a Zoning Text Amendment initiated by the South Lebanon Village Council to amend Section 15.9, paragraph 6-9, and Section 15.11.19, with respect to Room Home Dwelling and Group Residential Facilities. The Amendment is available for review at the Village Administration Building from 8 a.m. to 4:30 p.m. M-F, or on our website southlebanonohio.org, interested persons may appear and be heard with respect to the proposed application, comments may be submitted in writing to Jerry Haddix, Village Administrator, 99 N. High Street, South Lebanon, OH 45065, or email to jhaddix@southlebanonohio.org, written comments received prior to or at the meeting will become part of the public record. Haddix stated no written comments received.

Mayor Smith said the public hearing is now open to the public. No one approached.

Mayor Smith closed the public hearing.

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

7. RESOLUTION 2018-43 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE A DEVELOPMENT AGREEMENT FOR WOODKNOOL SECTION 3 SUBDIVISION WITH SHEPHERDS CROSSING DEVELOPMENT LLC, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. By title only, Resolution 2018-43, a motion to adopt made by Madison, seconded by Spicer, all yeas.

8. RESOLUTION 2018-44 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A PLAT FOR WOODKNOLL SECTION 3 SUBDIVISION, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Boerio, seconded by Burke, all yeas. A motion to adopt Resolution 2018-44 made by Boerio, seconded by Burke, all yeas.

9. RESOLUTION 2018-45 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE CHANGE ORDERS #11, 12, 13, 14, 15A & 16 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

Haddix stated with a renovation of an older building there are changes that will need to occur.

A motion to suspend the three reading rule made by Allen, seconded by Boerio, all yeas. By title only, Resolution 2018-45, a motion to adopt made by Boerio, seconded by Allen, all yeas.

10. ORDINANCE 2018-13 AN ORDINANCE TO AMEND ORDINANCE NO. 2001-13 RELATING TO SMALL CELL TOWERS, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Madison, seconded by Allen, all yeas. By title only, Ordinance 2018-13, a motion to adopt made by Madison, seconded by Burke, all yeas.

11. AUTHORIZATION OF INVOICES

Boerio asked about the invoice to upgrade handheld touch read devices and if this is for reading water meters. Armstrong said yes. The software is being updated

and there is a cost reduction if we purchase this year verses next year when it is mandatory.

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

12. AUTHORIZATION OF THE SOLICITOR'S INVOICE

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

13. Mayor Smith stated that the light poles for the State Route 48 intersection will not be put in until September. Also, the current signage will change to address the new traffic patterns.

Boerio asked Mayor Smith if the intersection project paving is complete. Mayor Smith said yes. Boerio asked Administrator Haddix if the flashing sign that indicates the traffic light is changing on the south side of State Route 48 is going to be removed. Haddix said yes, that is his understanding.

14. Haddix stated that the next Warren County Municipal League dinner will be on August 15, 2018, with State Representative Scott Lipps as the speaker.

15. Corcoran stated last Saturday as part of an Eagle Scout project the Gazebo in Veteran's Park was sanded, new mulch and plants put in.

16. Burke asked when the TJ Maxx and Five Below construction will start. Mayor Smith said that the project will start this month. Haddix stated the completion date is February or March of 2019.

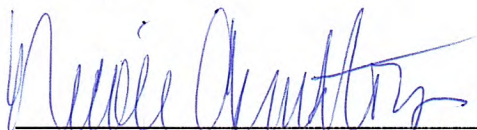
Burke commented that the new State Route 48 intersection looks great.

17. Boerio asked about the status of the demolition of the Tower on the Siemens property. Haddix said that he spoke with IRG and they are working on financing to have it removed which should happen in the next couple of months.


18. Boerio suggested as new developments come online that he would like to see the lot size be increased. Madison stated he agrees with Boerio and suggested to use a Workshop Meeting to bring in our Planning Contractor to have a discussion. Mayor Smith agreed.

19. Spicer said that the Deerfield Family Wellness Center just opened an office next to the South Lebanon Post Office. Mayor Smith thanked Spicer for that information.

20. Mayor Smith asked for a motion to adjourn the meeting at 7:20 pm. A motion made by Boerio, seconded by Allen, all yeas.



Nicole Armstrong, Fiscal Officer



James D. Smith, Mayor