

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
SEPTEMBER 20, 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 wished a Happy 99<sup>th</sup> Birthday to Robert Duvall a long-time resident, Veteran, and a past volunteer on the Planning Commission.
4. Guest: Dean Spoor, Thompson Hine LLP – Ordinance 2018-15 is a follow-up to the Ordinance 2018-9 adopted in June, which established a Community Reinvestment Area (CRA). A portion of the new real estate taxes produced by the Peters Cartridge project will be abated as an incentive for the project. Under Ohio Law for commercial projects, an agreement is needed with the developer granting the abatement. This agreement includes the Village's expectations of the developer and conditions of granting the abatement. There are two different percentages of abatement being presented for the CRA. For the commercial piece, the exemption is 50% and for the apartments/lofts a 100% exemption, both for a period of fifteen years.

Ken Schon, Bloomfield/Schon & Associates – Mr. Schon stated that they are in the final stages with the US EPA to have the property delisted so that we can move forward with the Ohio EPA and financing and closing. If you are familiar with the property, you understand the undertaking involved to rescue the property. The Historic Federal and State Tax Credits along with incentives like the CRA enable us to undertake a project like this and bring the property into the 21<sup>st</sup> century.

Boerio asked Mr. Schon the length of time it will take to start the project. Mr. Schon said that there are many hurdles with a project like this, but hopefully this year.

Mayor Smith said that this is the last piece to help with the funding.

5. ORDINANCE 2018-15 AN ORDINANCE AUTHORIZING THE EXECUTION OF A MIXED-USE COMMUNITY REINVESTMENT AREA, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Madison, seconded by Corcoran, all yeas. By title only, Ordinance 2018-15, a motion to adopt made by Madison, seconded by Corcoran, all yeas.

6. Mayor Smith opened the floor to the public.

Scott Doughman 260 E. Forest Avenue – provided a handout to Council to read.

Mayor Smith closed the floor to the public.

7. RESOLUTION 2018-57 A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Allen, seconded by Boerio, all yeas. By title only, Resolution 2018-57, a motion to adopt made by Boerio, seconded by Allen, all yeas.

8. RESOLUTION 2018-58 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE AN AGREEMENT FOR TELEPHONE AND INTERNET SERVICES WITH CINCINNATI BELL TELEPHONE COMPANY, LLC, AND DECLARING AN EMERGENCY

Administrator Haddix said this resolution and agreement establishes telephone and internet services for the new South Lebanon Municipal Building.

A motion to suspend the three reading rule made by Boerio, seconded by Burke, 5 – yeas (Allen, Boerio, Burke, Corcoran, Spicer), 1 – abstain (Madison). A motion to adopt Resolution 2018-58 made by Boerio, seconded by Burke, 5 – yeas (Allen, Boerio, Burke, Corcoran, Spicer), 1 – abstain (Madison).

9. AUTHORIZATION OF INVOICES

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

10. APPROVAL OF AUGUST FINANCIAL STATEMENTS

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

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

Regular Meeting – July 5, 2018. A motion made by Boerio, seconded by Corcoran, all yeas.



Workshop Meeting – July 5, 2018. A motion made by Corcoran, seconded by Burke, all yeas.

Special Meeting – July 12, 2018. A motion made by Madison, seconded by Burke, all yeas.

Regular Meeting – July 19, 2018. A motion made by Boerio, seconded by Corcoran, all yeas.

12. RESOLUTION 2018-46 THIRD 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

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

13. Mayor Smith stated that Haddix reached out to the Developer who is building the new homes on Lebanon Road about installing a culvert.

14. Mayor Smith gave an update on the renovation of the Municipal Building.

15. Brenda Combs, South Lebanon Historical Society – discussion with Council to relocate the South Lebanon Historical Society to the 103 Forrest address. Allen said she remembers that the Village at one time had a lease agreement with the Historical Society. Ms. Combs said that is correct. Ms. Combs said that they would like a ten year lease agreement.

A motion to look into the options and draft legislation was made by Allen, seconded by Burke, all yeas.

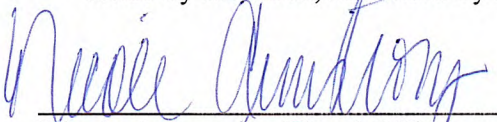
16. Haddix reported that there was a landslide on Zoar Road. Engineers are reviewing the situation and we will get back to Council on the solution.

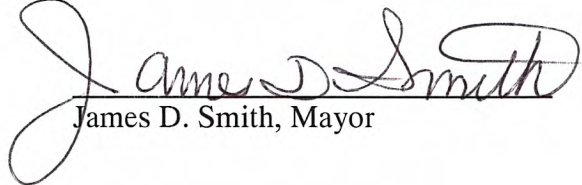
17. Haddix stated that he distributed to Council the prior Solicitor opinion on the Zoar Road gate. Haddix said Council could waive the attorney client privilege. Solicitor Revelson stated a two-thirds vote is needed to release the opinion. Mayor Smith said that Council can review it and decide to do this or not.

18. The South Lebanon Car Show is this weekend 10:00 am – 1:00 pm at Rogers Park.

19. Haddix stated that he has reached out Union Township about doing a joint street/curb/sidewalk project from Pike Street/Lebanon Road to Corwin Nixon Boulevard.

20. Corcoran thanked Cartridge Brewing Company for undertaking their project.
21. Corcoran asked the status of contacting ODOT relating to the traffic study approved at the last meeting. Haddix said it is one of the items to be discussed with State Representative Lipps at the October 18, 2018 meeting.
22. Burke asked Haddix if an email reply was sent to the concerned citizen about Mason-Morrow-Millgrove Road in front of the Riverside Subdivision. Allen said she responded to the citizen since the road will be addressed next year. Mayor Smith said the next phase on Mason-Morrow-Millgrove Road will add turning lanes into the Riverside Subdivision.
23. Burke asked Haddix if any grant research was done pertaining to property located of State Route 48. Haddix said there is a Federal Conservation Grant that might meet the eligibility requirements.
24. Boerio said relating to grants he checked into the Clean Ohio Fund, several local municipalities have received money, and we need to look into it. The property at Dwire Road could be looked at, as well as, a project on the Bike Trail. Mayor Smith thanked Boerio for the information.
25. Mayor Smith asked for a motion to adjourn the meeting at 7:25 pm. A motion made by Madison, seconded by Allen, all yeas.

  
Nicole Armstrong, Fiscal Officer

  
James D. Smith, Mayor