

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
SEPTEMBER 6, 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.

Mark Norvel, Primrose School – Mr. Norvil stated that the tentative opening date for Primrose School is November 23, 2018 with approximately 32 students already enrolled.

Mayor Smith closed the floor to the public.

4. RESOLUTION 2018-50 A RESOLUTION APPROVING AND AUTHORIZING THE FISCAL OFFICER TO TRANSFER FUNDS FOR FISCAL YEAR 2018, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Boerio, seconded by Madison, all yeas. By title only, Resolution 2018-50, a motion to adopt made by Madison, seconded by Corcoran, all yeas.

5. ORDINANCE 2018-14 AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF SOUTH LEBANON, STATE OF OHIO, FOR THE PERIOD OF JANUARY 1, 2018 THROUGH DECEMBER 31, 2018, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Boerio, seconded by Corcoran, all yeas. By title only, Ordinance 2018-14, a motion to adopt made by Madison, seconded by Spicer, all yeas.

6. ORDINANCE 2018-51 AN ORDINANCE APPROVING AND ACCEPTING FOR PUBLIC MAINTENANCE BRANT PLACE, KIBBEY LANE, SUTTON DRIVE AND TROVILLO DRIVE IN RIVERSIDE PHASE ONE SUBDIVISION, RESOLUTION ESTABLISHING A CAPITAL PROJECTS FUND FOR THE SOUTH LEBANON ADMINISTRATION BUILDING, AND DECLARING AN EMERGENCY

Administrator Haddix said that this Ordinance is to approve and accept the streets from Riverside Subdivision, Phase One. The Planning Commission reviewed and approved this, as well as, Choice One Engineering. The punch list items have been completed. Per the Tax increment financing (TIF) Infrastructure Agreement, a 2-year warranty period starts with the passage of this Ordinance.

A motion to suspend the three reading rule made by Boerio, seconded by Burke, all yeas. By title only, Resolution 2018-51 a motion to adopt made by Boerio, seconded by Madison, all yeas.

7. RESOLUTION 2018-52 A RESOLUTION APPROVING AND AUTHORIZING THE ISSUANCE OF A NOTICE OF AWARD TO DONALD W. MAY CONTRACTING, INC FOR THE CONSTRUCTION OF THE TURTLECREEK ROAD SANITARY SEWER EXTENSION PROJECT AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A CONTRACT FOR THE SAID IMPROVEMENT PROJECT AND THEREAFTER ISSUANCE OF A NOTICE TO PROCEED, AND DECLARING AN EMERGENCY

Haddix said that this resolution will extend sewer from the south side of the intersection of Turtlecreek Road and Mason-Morrow-Millgrove Road. Mayor Smith expanded on this by saying that the Planning Commission approved the new SiteWORX facility to move forward. It will be located by I-71 in the South Lebanon Corp. and it will employ approximately 150 + employees. SiteWORX wants to begin construction in January and they are expecting it will take 7 months to complete their new headquarters.

Boerio asked Mayor Smith if there is any previous history with the contractor. Haddix said they are a subcontractor for Barrett Paving and have been around for a long time.

A motion to suspend the three reading rule made by Boerio, seconded by Spicer, all yeas. By title only, Resolution 2018-52 a motion to adopt made by Madison, seconded by Spicer, all yeas.

8. RESOLUTION 2018-53 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A PLAT FOR SHEPHERD'S CROSSING SECTION 3 SUBDIVISION, AND DECLARING AN EMERGENCY

Haddix said that this is an extension of Shepherd's Crossing Subdivision. This section will create twelve single-family lots with approximately one or two phase remaining. Drees is building the homes. The next Resolution is the second part to this the development agreement.



A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. By title only, Resolution 2018-53 a motion to adopt made by Burke, seconded by Boerio, all yeas.

9. RESOLUTION 2018-54 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A DEVELOPMENT AGREEMENT FOR SHEPHERD'S CROSSING SECTION 3 SUBDIVISION WITH SHEPHER'S CROSSING DEVELOPMENT LLC, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Madison, seconded by Boerio, all yeas. By title only, Resolution 2018-54 a motion to adopt made by Boerio, seconded by Allen, all yeas.

10. RESOLUTION 2018-55 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE CHANGE ORDERS #21 AND 22 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 that in the second Whereas clause it should read Change Orders 1 through 20A instead of 1 through 16. Haddix said these change orders are minor. Change Order #21 is to replace some damaged brick in the rear of the building and Change Order #22 is to remove and install a ceiling grid in the break room, which could not be reused.

A motion to suspend the three reading rule made by Boerio, seconded by Allen, all yeas. By title only, Resolution 2018-55 a motion to adopt made by Boerio, seconded by Burke, all yeas.

11. RESOLUTION 2018-56 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE CHANGE ORDER #1 TO CONTRACT WITH FRAMER & FELDMAN, INC. FOR THE VILLAGE OF SOUTH LEBANON MUNICIPAL BUILDING PLAZA ENTRANCE PROJECT IN THE VILLAGE OF SOUTH LEBANON, AND DECLARING AN EMERGENCY

Haddix said this is for the lighting in and around the plaza.

A motion to suspend the three reading rule made by Boerio, seconded by Madison, all yeas. By title only, Resolution 2018-56 a motion to adopt made by Boerio, seconded by Madison, all yeas.

12. AUTHORIZATION OF INVOICES

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

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

Boerio said that there might be a slight text error on the page that says Article 11, p. 72, Sec 15.11.19, on the first line shows “which provides” redlined out but it appears that it should not be redlined. Solicitor Revelson confirmed “which provides” should not be redlined.

As amended, a motion to adopt made by Madison, seconded by Corcoran, all yeas.

14. RESOLUTION 2018-46 SECOND 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

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

16. Mayor Smith said that the sewer project on 22 & 3 is complete. When the Patel Convenience Store (Shell) opens, we will have a ribbon cutting ceremony.

17. Haddix said that Councilmembers are invited to the Union Township 911 Luncheon next Tuesday at noon.

18. Haddix reported that he and Mayor Smith met with the County Commissioners and they have agreed to work with us to provide water and sewer service to the Peters Cartridge Factory.

19. Mayor Smith asked Council to allow a traffic study on State Route 48 and the entrance of Stonebrook Subdivision.

A motion to proceed with the study made by Corcoran, seconded by Madison, all yeas.

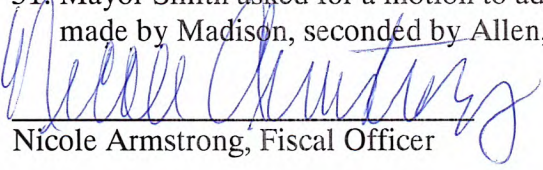
20. Burke asked if a traffic study has ever been done at the intersection of Dwire and State Route 48. Mayor Smith said possibly 4 or 5 years ago.

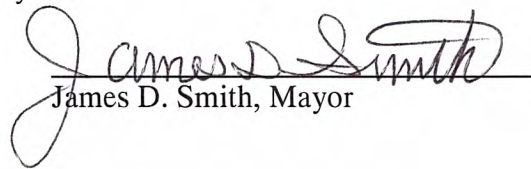
21. Haddix said that he received some pricing on the benches for the Gazebo at Deerfield Park. For two six foot benches approximately \$2,300, which we will need to budget for in 2019.



Mayor Smith asked for a motion to order the benches in January. A motion made by Spicer, seconded by Allen, all yeas.

22. Madison asked if we have taken possession of the new salt truck. Mayor Smith said that it is in but additional equipment is being installed on it.
23. Madison asked Solicitor Revelson with the passing of the zoning text amendment how it will work with current facilities verses future facilities. Revelson said that new facilities will be subject to the new Ordinance.
24. Corcoran relayed to the audience that a meeting is scheduled with our State Representative, Scott Lipps, to discuss the traffic issues on State Route 48. Mayor Smith said that we need to talk to him about multiple subjects. Corcoran asked how long a traffic study typically takes. Mayor Smith said that since Council approved a traffic study that we will contact ODOT tomorrow. Haddix said it takes awhile. Mayor Smith said that Representative Lipps will be here at the 2<sup>nd</sup> meeting in October.
25. Burke asked Haddix if he gathered any grant information for the piece of property off State Route 48. Haddix said no. Mayor Smith said it is one of the subjects to discuss with Scott Lipps.
26. Burke asked if there is any progress on a leasing contract for the South Lebanon Historical Society. Mayor Smith said not yet but we will work on it.
27. Burke said Lebanon Road needs to be addressed where the new houses are being built. When it rains, it's dangerous with all the standing water. Mayor Smith said that this is going to be addressed with the Developer.
28. Boerio asked Mayor Smith the timeframe for paving on Lebanon Road. Mayor Smith said that we will need to bid out the project. Haddix and Mayor Smith said hopefully this year.
29. Boerio said there some areas on Zoar Road where the pavement is crushed by trucks and asked if we can get them addressed. Mayor Smith said we are collecting costs for Zoar Road repairs.
30. Boerio asked if there is any update on the resurfacing of the I-71 ramps to State Route 48 from the State of Ohio. Mayor Smith said they should be addressed when I-71 is resurfaced.
31. Mayor Smith asked for a motion to adjourn the meeting at 7:29 pm. A motion made by Madison, seconded by Allen, all yeas.

  
Nicole Armstrong, Fiscal Officer

  
James D. Smith, Mayor