

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
JANUARY 3, 2019
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 said that we overlooked an item which needs to be on the agenda. Solicitor Revelson's contract. Solicitor Revelson said his contract expires on January 7, 2019.
4. Mayor Smith asked Council to approve to change our meeting location to the new administration building located at 10 N. High Street, South Lebanon, OH 45065.

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

5. Mayor Smith opened the floor to the public.

Brenda Combs, South Lebanon Historical Society – Ms. Combs wanted to know how the contract is coming along for the Historical Society. Solicitor Revelson said that legislation needs to be completed in order to put it out for bid. Solicitor Revelson said we will have it for the next meeting.

Ms. Combs reported that Christmas in the Village was a huge success and 216 children received toys. The Horse Parade afterwards was also a big success with approximately 56 horses in the parade.

Gail Kelly, 5276 Fredericks Stand – Ms. Steele is concerned about our road closure for two week on Zoar Road to repair the road slippage. Ms Steele said that Administrator Haddix had communication with our HOA president and he asked about the possibility of opening the gate during that time period. Mr. Haddix said they did not allow the gate to be opened. Ms. Steele said the road closure notification sign is after Emerald Drive and needs to be moved before Emerald Drive. Haddix said we will get it moved. Ms. Steele stated for the record that she if very disappointed that the subdivisions couldn't work together as neighbors. Ms. Steele also mentioned that there is a house on the left side of Zoar Road that is very unsightly. We have addressed it with Mr. Haddix trying to get it cleaned up. Mayor Smith said we will take a look at it.

Mayor Smith closed the floor to the public.

6. RESOLUTION 2019-1 A RESOLUTION APPOINTING PAUL R. REVELSON VILLAGE SOLICITOR FOR THE VILLAGE OF SOUTH LEBANON, OHIO, AND ESTABLISHIN COMPENSATION, AND DECLARING AN EMERGENCY

Mayor Smith stated that Solicitor Revelson has done a great job. Haddix said that the terms are the same as the last contract. This contract is through January 6, 2021. Boerio asked if there are any differences between the contracts. Haddix said just the dates. Allen stated that some Councilmembers weren't here for that and asked that we make a motion to extend his contract until the new Council has had time to read it. Haddix said by law the contract only goes through January 6, 2019. Solicitor Revelson confirmed what Haddix stated. Corcoran said Allen has a good point but he is satisfied with what he read. Burke and Spicer agreed with Corcoran.

A motion to waive the three reading rule made by Boerio, seconded by Madison, all yeas. By title only, Resolution 2019-1, a motion to adopt made by Madison, seconded by Burke, all yeas.

7. AUTHORIZATION OF INVOICES

A motion made by Madison. Boerio asked about the payment for the security cameras, which is a fairly large amount. Haddix stated it is for the purchase of the security cameras for the new building. Boerio asked the number of cameras we received for that amount. Haddix said this is half of the total cost for fourteen high definition cameras and server. The motion seconded by Allen, all yeas.

8. RESOLUTION 2018-73 THIRD READING: A RESOLUTION APPROVING OEDER & SONS GARAGE, INC. BID FOR THE EXCHANGE OF REAL PROPERTY.

Allen asked Mayor Smith about the resolution which states that the Turtlecreek Road property will be rezoned Mineral Extraction and Processing (MEP) and asked if he stated that they changed their mind about the MEP. Mayor Smith clarified that the property we are receiving is Mineral Extraction and Processing (MEP) and we are going to change it to Light Industrial or Business.

A motion to adopt made by Madison, seconded by Spicer. Vote: 5 – yeas (Boerio, Burke, Corcoran, Madison, Spicer) 1 – nay (Allen).

9. ORDINANCE 2018-20 (tabled at the December 20, 2018 meeting): AN ORDINANCE APPROVING ZONING MAP AMENDMENT UPON COMPLETION OF ANNEXATION AND APPROVING THE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN AT 727 GRANDIN ROAD CONTAINED IN THE RIVER CORRIDOR ANNEXATION

IN ACCORDANCE WITH SECTION 15.7.13 AND SECTION 15.14.15 OF
THE VILLAGE ZONING REGULATIONS

Solicitor Revelson stated that he spoke with the attorney for the developer who has been at the last several meetings. His request, through the property owner and developer, is to table this issue. Solicitor Revelson said he believes they are revising the plan according to the comments they heard. In addition, this will allow Council to digest what I will be telling you about potential liability.

Solicitor Revelson asked for a motion to table Ordinance 2018-20 until the next meeting, which will be the third reading.

Allen made a motion to table 2018-20 at the request of the developer's attorney, seconded by Burke, all yeas.

Solicitor Revelson asked to enter into executive session according to 121.22(G)(3) "Conferences with an attorney for the public body concerning deposes involving the public body that are the subject of pending or imminent court action".

A motion to enter executive session at 6:56 p.m. was made by Allen, seconded by Madison, all yeas.

A motion to return from executive session at 7:35 p.m. was made by Madison, seconded Spicer, all yeas. No action taken in executive session.

10. Haddix stated in last week's issue, the Business Courier released data through October 2018 that Hamilton Township is the top area in Warren County for new construction building and South Lebanon ranked #8 in the Cincinnati area in new housing permits. At the end of 2018, the Village issued 127 new construction permits (residential & commercial) and 191 zoning permits.
11. Haddix said Council should have received a copy of the water bill for 334 W. Pike Street. The owner of the duplex requested forgiveness of their water bill. In August, the water bills were estimated and during that time, one of the apartments had a water leak. The water usage in August was 11,000 gallons (estimated) and in September 142,000 gallons. When the September bill went out, the Utility Department notified the property owner to check for leaks. We determined with our equipment that the leak started on August 2. The property owner is seeking a water bill reduction. Haddix believes his bill is approximately \$1,400. Haddix stated the property owner is currently on a payment plan but wanted to bring this before Council. Haddix stated that October 2, 2018 was the last high usage water bill he received. Madison stated that he deserves some leniency due to the software issue which caused August estimated water bills.

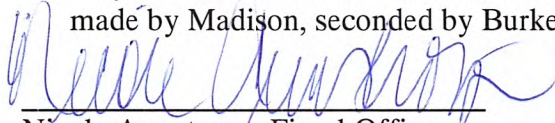
A motion to forgive one month was made by Spicer. Boerio asked for Haddix's recommendation. Haddix said our policy is not to forgive water usage if it goes

down the drain. The motion was seconded by Corcoran. Vote: 5 – yeas (Boerio, Burke, Corcoran, Madison, Spicer) 1 – abstain (Allen).

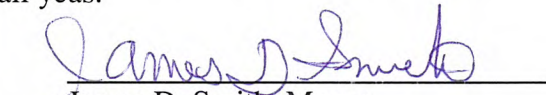
12. Mayor Smith stated that we need to elect a new Vice Mayor for 2019. The floor is open for nominations. Allen nominated Burke and Burke accepted the nomination. Madison nominated Spicer and Spicer accepted the nomination. Mayor Smith closed the floor for nominations. Vote: 4 - Burke (Allen, Boerio, Burke, Corcoran) 2 – Spicer (Madison, Spicer). Mayor Smith congratulated Burke.
13. Madison reported to Haddix a street light out on Lebanon Road between Pike Street and Corwin Nixon.
14. Mayor Smith reported that he and Councilmember Corcoran met with the Mayor of Springboro and the Warren County Veteran Affairs Coordinator regarding our Veteran's War Memorial.
15. Burke asked on our committee assignments if each year we could change it around to learn more. Mayor Smith said yes.
16. Burke asked that our Comprehensive Plan be updated to match the development that we are undergoing now. Mayor Smith asked Haddix who handled the previous update. Haddix said the Warren County Regional Planning Commission. Corcoran asked the approximate cost for this. Haddix said when we did the full plan it was \$21,000. Mayor Smith said he believes Burke is just looking for us to update the Plan. Burke said correct. Mayor Smith said we will get the cost.
17. Boerio said the street lights on Corwin Nixon between Target and Lebanon Road have several lights out. Haddix said he is in contact with MidlandAtlantic who handle those lights. Haddix said they are looking at replacing the lights.
18. Boerio stated that our website needs to be updated with the council meeting minutes. Haddix believes a table wasn't created which is causing the problem but will look into this. Mayor Smith remembered that we had a presentation for a new website and will bring him back in. Boerio said we don't need a redesign of the website just better organization. Mayor Smith said he will contact him.
19. Spicer suggested purchasing for our Sheriff Department some type of thermal detection device for the apprehension of suspects in wooded areas. Sergeant Boylan said the Fire Department just purchased a device the size of a cell phone and suggested we ask the Fire Department to experiment with it before we decide to purchase one.

20. Madison said that he has heard from residents along Lebanon Road and now with Primrose School that they have a hard time hearing the emergency sirens. Madison asked Haddix if another siren can be installed.

21. Mayor Smith asked for a motion to adjourn the meeting at 8:07 p.m. A motion made by Madison, seconded by Burke, all yeas.



Nicole Armstrong, Fiscal Officer



James D. Smith, Mayor