

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
FEBRUARY 7, 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 - Absent
Jim Boerio – Present	Bill Madison – Present
Linda Burke – Present	Rolin Spicer - Present

3. Mayor Smith opened the floor to the public.

Brenda Combs, 439 Morrow Road – Ms. Combs stated the children from South Lebanon have been denied access to our baseball fields. Administrator Haddix said that there are multiple baseball teams who are scheduled to use the ball fields. She feels that South Lebanon children should be able to use the field first. Mayor Smith said that a schedule needs to be locked in and we can put the ball field schedule on our website. Burke asked if the Wolfpack pays to use our ball fields. Haddix said that they contributed in past years to the cost of the ball field dirt. Boerio asked Haddix the amount of time the Wolfpack uses the field. Haddix said they are not the only team that utilizes the fields. Madison said part of the issue is it's a public park and we can't refuse anyone. Haddix stated that the Wolfpack creates the schedule.

Danny Taulbee, 387 E. Pike Street – Mr. Taulbee said that Tuesday is our day for home games and asked Haddix if any Tuesdays are available. Haddix said that Jason Brown of the Wolfpack handles the scheduling. Mr. Taulbee said that he would like field #2 for the concession stand use. Mayor Smith said that you need to write down exactly what you need and we will get involved in this.

Spicer said the problem is only two of the three fields are being used because of the lack of a concession stand. Is there a way to put a concession stand at Oeder's Park baseball field. Mayor Smith said we previously had a concession stand at that field but it was torn down. We might be able to put another one there but we would have to meet the FEMA regulations. We will take a look at this.

Vickie Race, 331 Railroad Street – Ms. Race said she is here tonight on behalf of her parents located at 90 High Street. They are having a problem with flooding and feels it is coming from where the new parking lot was built. Ms. Race said they have lived there for forty years and their basement has never flooded. She asked if there is something the Village can do to keep water from coming in to their basement. Mayor Smith said there was a parking pad there previously and it was removed. The mounding was put in to prevent any residual water. Haddix

said the problem is the house is below street level. Mayor Smith stated that the ground is the same as before we just cleaned it up. We took a huge amount of concrete out that created water that ran off and now it's gone. The only piece that has asphalt is the parking lot and the piece in back was there previously. Ms. Race said this didn't happen before. Mayor Smith said we will take a look at this. Burke said we need to investigate and correct the problem. Mayor Smith said we will have an engineer look at it. Council reviewed the pictures that Ms. Race provided. Haddix said we will call an engineer to take a look at it. Mayor Smith said we will call tomorrow.

Kathy Webb, 158 King Avenue – Ms. Webb said last March or April there was a water main break in which South Lebanon had to dig it up. As a result of this, the curb into her driveway cracked and is now bowed. Ms. Webb said it has been almost a year and it hasn't been fixed. Mayor Smith said he hasn't heard of this problem until now but we will do a work order for this tomorrow.

Mayor Smith closed the floor to the public.

4. ORDINANCE 2019-03 AN ORDINANCE APPROVING, ADOPTING AND ENACTING AMERICAN LEGAL PUBLISHING'S OHIO BASIC CODE, 2019 EDITION, AS THE CODE OF ORDINANCES FOR THE MUNICIPALITY OF SOUTH LEBANON, OHIO, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Madison. Allen asked why this needs to be an emergency. Solicitor said the deputies won't be able to cite anybody. Seconded by Burke, all yeas. Ordinance 2019-03, a motion to adopt made by Madison, seconded by Boerio, all yeas.

5. RESOLUTION 2019-4 A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH CHOICE ONE ENGINEERING FOR CONSULTING ENGINEER SERVICES FOR REQUIRED INSPECTION SERVICES FOR THE CONSTRUCTION PHASE OF WYNSTEAD SECTION 4B AND 5B SUBDIVISION, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule made by Madison, seconded by Spicer, all yeas. By title only, Resolution 2019-4, a motion to adopt made by Madison, seconded by Madison, all yeas.

Burke asked why this is an emergency. Haddix said that construction has already started.

6. RESOLUTION 2019-5 FIRST READING: A RESOLUTION APPROVING AND FURTHER AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A WATER AND SANITARY SEWER SERVICE AGREEMENT WITH WARREN COUNTY AND THE CITY OF LEBANON

7. RESOLUTION 2019-6 FIRST READING: A RESOLUTION TO INITIATE A ZONING MAP AMENDMENT FOR A CERTAIN PROPERTY LOCATED ON TURTLECREEK ROAD (PARCEL# 12-01-102-001) CONSISTING OF 5.001 ACRES FROM B-2 [GENERAL BUSINESS DISTRICT] TO MEP [MINERAL EXTRACTION AND PROCESSING DISTRICT]
8. RESOLUTION 2019-7 FIRST READING: A RESOLUTION APPROVING AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO ADVERTISE FOR LEASED PROPERTY OWNED BY THE VILLAGE LOCATED AT 99 NORTH HIGH STREET
9. RESOLUTION 2019-8 FIRST READING: A RESOLUTION OF INTENT TO PURCHASE ROAD SALT FOR THE 2019-2020 WINTER SEASON FROM THE WARREN COUNTY ENGINEER'S OFFICE
10. RESOLUTION 2019-9 A RESOLUTION ESTABLISHING A BLANKET PURCHASE ORDER AMOUNT LIMIT AS REQUIRED BY THE OHIO REVISED CODE 5705.41(D)(3), AND DECLARING AN EMERGENCY

Fiscal Armstrong said with the completion of our 2016 – 2017 audits on December 26, 2019, the auditors suggested legislation to set a Blanket Purchase Order limit. Boerio asked if this will be done each year. Solicitor Revelson anything over \$25,000 will need approved each year and \$25,000 and under will not need to be approved by Council each year.

A motion to waive the three reading rule made by Allen, seconded by Madison, all yeas. A motion to adopt 2019-9 made by Madison, seconded by Burke, all yeas.

11. AUTHORIZATION OF INVOICES

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

12. AUTHORIZATION OF THE SOLICITOR'S INVOICE

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

13. APPROVAL OF JANUARY FINANCIAL STATEMENTS

Boerio asked Armstrong about a payment for \$80,000 to Grand Communities. Haddix said that is our portion of the Wynstead Sewer Project. On the receipt detail, it says we paid \$1,299 for election expenses. Armstrong said this fee is deducted by Warren County from our share of real estate taxes. Property Taxes are recorded at gross and fees must be posted. Boerio asked about the payment amount of \$522,665 which states a payment in lieu of taxes. Boerio asked if this

is the Tax Increment Financing (TIF) and Armstrong said yes. This was a reallocation from a suggested change by the auditors. Allen said we made a payment on 12/20/19 to Kramer & Feldman for \$46,363 and asked if that is a payment in full. Armstrong said there are more payments yet to be made to Kramer & Feldman. Allen also asked about RJE Business Interiors and Armstrong said that is the final payment for our office cubicles.

A motion make by Burke, seconded by Madison, all yeas.

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

Regular Meeting – November 1, 2018. A motion made by Boerio, seconded by Burke, all yeas.

Workshop Meeting – November 1, 2018. A motion made by Boerio, seconded by Allen, all yeas.

Regular Meeting – November 15, 2018. A motion made by Boerio, seconded by Burke, all yeas.

Special Meeting – November 27, 2018. A motion made by Boerio, seconded by Burke, all yeas.

15. RESOLUTION 2019-2 SECOND READING: A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH GEORGE W. TEASDALE FOR PUBLIC INFORMATION SERVICES THROUGH CALENDAR YEAR 2019

16. RESOLUTION 2019-3 SECOND READING: A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH KIMBERLY A. LAPENSEE FOR PLANNING AND ZONING CONSULTING SERVICES FOR CALENDAR YEAR 2019

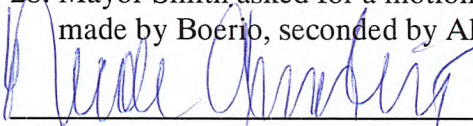
17. Mayor Smith presented a recap of the Village highlights from 2018, including infrastructure improvements, new development, and real estate purchases. The Mayor believe it was a great year for the community.

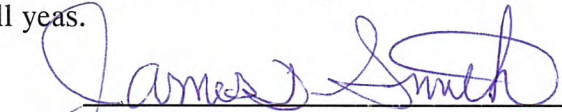
18. Mayor Smith reported tomorrow our employees will begin moving into their new offices.

19. Haddix reported that Kohl's is looking to downsize their store and lease the other half to another tenant.

20. Haddix said there is Warren County Municipal League meeting/dinner on February 20, 2019 at the Houston Inn.

21. A Planning Commission meeting will be held next week for the preliminary plat for Rivers Crossing West, Phase 2.
22. Haddix stated the Warren County Regional Planning Commission requested a Council representative and alternate. Boerio nominated Allen and Allen accepted. Boerio nominated Spicer as an alternate and Spicer accepted.
23. Madison said he understands that funding for an additional deputy in the Sheriff Department doesn't look favorable at this point and we will be reviewing the revenue status in June but he personally places a high priority on this service for our community.
24. Burke thanked our Public Works employees for keeping our streets in good shape during the snow.
25. Burke stated on Lebanon Road (Punkin Brown Hill) there is a drainage problem from all the rain where the new house was built. Haddix said he would look at it.
26. Boerio asked if there is a plan for illumination of the front the new administration building. Mayor Smith said yes and explained the plan.
27. Boerio asked about lighting at the end of the exit ramps from I-71 to State Route 48. The intersections are extremely dark and streetlights would be helpful. In addition, streetlights are need on Mason-Morrow-Millgrove Road and Zoar Rd. Mayor Smith said we are looking at a solution on Zoar Road.
28. Mayor Smith asked for a motion to adjourn the meeting at 7:46 p.m. A motion made by Boerio, seconded by Allen, all yeas.


Nicole Armstrong, Fiscal Officer


James D. Smith, Mayor