

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
JULY 2, 2020
6:30 P.M.**

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

2. ATTENDANCE

Linda Allen – Present	Maryan Harrison - Present
Linda Burke – Present	Bill Madison – Present
Bryan Corcoran – Present	Rolin Spicer – Present

3. Mayor Smith stated that we have a special council meeting coming up, and to limit the number of in-person meetings, we will have the next meeting via teleconference.
4. Mayor Smith opened the floor to the public.

Administrator Haddix stated that Mr. Peredrey submitted a letter yesterday requesting to use Warren County sewer service for the property located at 4926 Lebanon Road. Mr. Peredrey requested this back in 2017, and we denied his request.

Alexandr Peredrey, 4926 Lebanon Road – Mr. Peredrey asked Council if he could connect this one property to Warren County sewer system. Mr. Peredrey stated that he has 5 properties that are connected to the South Lebanon sewer system and would like to connect to Warren County sewer as their system runs next to this lot. The line is approximately 40 feet from the house and 425 feet to the South Lebanon sewer system. Mr. Peredrey stated that he already has an agreement with Warren County Water and Sewer Department, and they can connect the sewer at the back of the lot. Mr. Peredrey said it is safer to connect to Warren County because of all the utility lines in the way to connect to South Lebanon.

Mayor Smith asked Haddix to draft a report to council concerning this request. This needs to be reviewed further.

Jerry Herrod, 5269 Little Turtle Drive, Stonebrook HOA President – Mr. Herrod stated on June 19, 2020, we had an opportunity to do a dedication for George Teasdale, Stonebrook HOA President and former South Lebanon councilmember. A memorial was held by the pond in Stonebrook, followed by a gathering by the pool area for the dedication. Mr. Herrod stated it is easy to do a dedication for such a great man. Burke asked Mr. Herrod if there is an organization where we can personally send a donation to in his honor. Mr. Herrod said he would find out. Haddix said that he believes the obituary said donations to Multiple Sclerosis

Foundation. Mayor Smith stated on behalf of council a proclamation was presented making June 19th “George Teasdale Day”.

Mayor Smith closed the floor to the public.

5. RESOLUTION 2020-26 A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH KEITH FABER, STATE OF OHIO AUDITOR OF STATE FOR TRAINING AND CONSULTING SERVICES TO VILLAGE FISCAL OFFICE, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Madison, seconded by Burke, all yeas. By title only, Resolution 2020-26, a motion to adopt was made by Burke. Burke asked Fiscal Armstrong the type of information that would be forwarded to the Local Government Services. Armstrong explained it would be grant or debt that we are establishing and the reporting on the financial statements. Seconded by Madison, all yeas.

6. RESOLUTION 2020-27 A RESOLUTION RESCINDING RESOLUTIN NO. 2019-42 RELATING TO THE ACCEPTANCE OF 706 CORWIN NIXON BLVD. FROM MAINEVILLE HOLDINGS, LLC, AND DECLARING AN EMERGENCY

Mayor Smith stated that the developer has not fulfilled his obligations to us and it's going to take time for the developer to resolve the situation.

A motion to waive the three reading rule was made by Madison, seconded by Corcoran, all yeas. By title only, Resolution 2020-27, a motion to adopt was made by Burke, seconded by Madison, all yeas.

7. RESOLUTION 2020-28 A RESOLUTION AUTHORIZING THE VILLAGE OF SOUTH LEBANON TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S), AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Burke, seconded by Allen, all yeas. By title only, Resolution 2020-28, a motion to adopt was made by Madison, seconded by Allen, all yeas.

8. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment was made by Burke, seconded by Harrison, all yeas.

9. ORDINANCE 2020-15 SECOND READING: AN ORDINANCE APPROVING ZONING MAP AMENDMENT TO A CERTAIN PROPERTY IN THE VILLAGE OF SOUTH LEBANON, CONSISTING OF 30.54 ACRES FROM B-2 [GENERAL BUSINESS DISTRICT] TO R-3 [SINGLE AND MULTI-FAMILY RESIDENTIAL DISTRICT]
10. ORDINANCE 2020-16 SECOND READING: AN ORDINANCE APPROVING THE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN AT 1771 MASON -MORROW-MILLGROVE ROAD IN ACCORDANCE SECTION 15.14.15 OF THE VILLAGE ZONING REGULATIONS
11. Mayor Smith reported that the Utility Department has been updated with a glass barrier.

Mayor Smith stated that we met with our engineers this week to discuss our sewer expansion project, Cochran Road water line project, and the Mason-Morrow-Millgrove Road water/sewer project.
12. Armstrong reminded everyone that the 2019 South Lebanon income tax return deadline is July 15th. The Municipal Building is still closed to the public; however, the Tax Department is taking appointments if residents need assistance preparing their South Lebanon Tax Return. Armstrong asked that this information be passed along to your neighbors. This information is on our website and on Facebook as well.
13. Mayor Smith reported that today is the last day for our employee, Brianna Koutny who is our Court Clerk.
14. Haddix reported on the Ohio Public Works Commission (OPWC) grant preapplications for Mary Lane/Forrest Avenue. We received notification that the projects scored high and if not funded next year, should be funded the following year.

The OPWC grant agreement for Mason-Morrow-Millgrove Road Phase II was received by email today so we will get that agreement ready for the next meeting.

Haddix stated that Thursday, July 16, 2020 is the public hearing for the Redwood USA, LLC development.

Haddix discussed an issue that has presented itself on Mary Ellen. The surveyor surveyed the lots and some of the homes are in the right-of-way and we will be sending out notices to have a meeting with the property owners that are affected. The plan is to replat the affected area.

15. Corcoran asked the status of the Grandin Road development. Haddix stated that we continue to receive inquiries by other developers.

Corcoran stated that he would like to see a permanent restroom facility at the bike trail. Currently, there is a port-o-let but Corcoran said that he has seen it tipped over several times and with the amount of traffic on the bike trail and also for the park that a bathroom facility is needed. Mayor Smith said we have looked into this about a year ago. Corcoran asked at some point can we authorize some funding for the design and engineering. Mayor Smith stated that it should be fairly simple to design.

16. Madison inquired about traffic enforcement on July 4th. Sgt. Boylan said no. Madison said that it is something to think about.

17. Burke stated that someone reached out to her about the bathrooms at the ball fields, that they were in rough shape. Burke said that Haddix told her that it is the responsibility of the baseball teams to keep them clean. Burke asked if the restrooms are open all year long. Mayor Smith said no they are locked up at the end of the baseball season. Haddix reached out to the individual who handles the scheduling of the baseball fields and asked that he remind the teams of their responsibility.

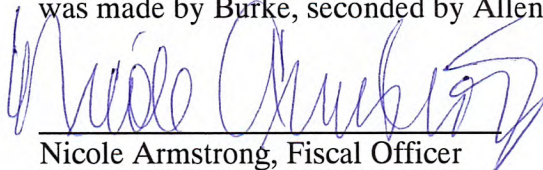
18. Harrison stated that she has had several residents approach her about keeping chickens in their backyard and asked if the Village can look at the possibility of this. Haddix stated that livestock/poultry is permitted in a R-1 zone, on 3 + acres, and so many feet from the property line.

19. Spicer asked about an update on a concession stand at Oeder's Park. Mayor Smith said that he would talk to the public works workers.

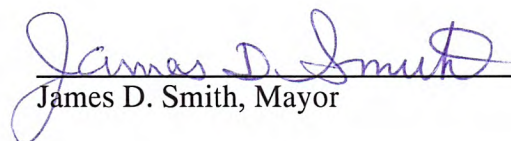
20. Burke asked Haddix if we are going to re-apply for the grant to purchase the SR 48/Dwire Road property as a gateway to the Village. Haddix said that he will reach out to the property owner.

21. Madison reminded everyone that the South Lebanon Historical Society grand opening is Saturday, July 18, 2020 from 1:00 p.m. to 3:00 p.m. at 99 N. High Street.

22. Mayor Smith asked for a motion to adjourn the meeting at 7:24 p.m. A motion was made by Burke, seconded by Allen, all yeas.



Nicole Armstrong, Fiscal Officer



James D. Smith, Mayor