

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
AUGUST 6, 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 opened the floor to the public.

Mayor Smith closed the floor to the public.

4. ORDINANCE 2020-19 AN ORDINANCE FIXING RESIDENTIAL RATES FOR SOLID WASTE REMOVAL EFFECTIVE SEPTEMBER 1, 2020, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Allen, seconded by Corcoran, all yeas. By title only, Ordinance 2020-19, a motion to adopt was made by Burke, seconded by Allen, all yeas.

5. RESOLUTION 2020-31 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A RECORD PLAT FOR GRANTS FREDERICK SECTION 2 PHASE C SUBDIVISION, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Madison, seconded by Corcoran, all yeas. By title only, Resolution 2020-31, a motion to adopt was made by Madison, seconded by Burke, all yeas.

Burke asked Administrator Haddix the approximate number of homes in the entire Grants Frederick development. Haddix stated that there are 120 lots.

6. RESOLUTION 2020-32 A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE A DEVELOPMENT AGREEMENT FOR GRANTS FREDERICK SUBDIVISION, SECTION 2 PHASE C, WITH GRAND COMMUNITIES, LLC, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Madison, seconded by Corcoran, all yeas. By title only, Resolution 2020-32, a motion to adopt was made by Madison, seconded by Burke, all yeas.

7. RESOLUTION 2020-20A A RESOLUTION ESTABLISHING A SPECIAL REVENUE FUND FOR THE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (“CARES”) ACT FUNDS AND AUTHORIZING THE FISCAL OFFICER TO PAY QUALIFIED EXPENDITURES FROM SAID FUND, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Allen, seconded by Madison, all yeas. By title only, Resolution 2020-20A, a motion to adopt was made by Corcoran, seconded by Madison, all yeas.

8. AUTHORIZATION OF INVOICES

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

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

Regular Meeting – June 4, 2020

Special Meeting – June 11, 2020

Regular Meeting – June 18, 2020

A motion to approve the minutes for all dates was made by Burke, seconded by Allen, all yeas.

10. ORDINANCE 2020-17 SECOND READING: AN ORDINANCE APPROVING ZONING MAP AMENDMENT TO A CERTAIN PROPERTY IN THE VILLAGE OF SOUTH LEBANON, CONSISTING OF 41.031 ACRES FROM I-1 [LIGHT INDUSTRIAL DISTRICT] TO R-3 [SINGLE AND MULTI-FAMILY RESIDENTIAL DISTRICT]
11. ORDINANCE 2020-18 SECOND READING: AN ORDINANCE APPROVING THE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN ON MASON-MORROW-MILLGROVE ROAD IN ACCORDANCE SECTION 15.14.15 OF THE VILLAGE ZONING REGULATIONS
12. Mayor Smith reported that Corcoran and he took a tour of the of the Peters Cartridge Factory. Mayor Smith asked Corcoran to share the details when Corcoran gives his report.

Mayor Smith stated that we are looking at street repairs throughout the Village. In addition, we need to work with the State of Ohio regarding reimbursement for

damages to our streets during the SR 48 bridge closure. Mayor Smith asked Haddix the projected opening of the SR 48 bridge. Haddix said the projected date is August 16th.

13. Haddix said that a couple months ago we discussed the Warren County Kings Mills Bridge project. The project will be located in the Village limits and Warren County asked that the Village contribute to the new streetlighting. The Duke Energy estimate is approximately \$25,000 payable in 2022. Corcoran asked if this was an annual contribution. Haddix said a one-time contribution. A motion to approve the contribution was made by Madison, seconded by Allen, all yeas.

Haddix mentioned the South Lebanon Post Office is now sending the South Lebanon utility bills down to the Cincinnati Post Office to be sorted, then back to the South Lebanon Post Office to be delivered which is taking longer for delivery.

Haddix reported that the Ohio Department of Transportation (ODOT) has awarded the Village almost \$500,000 for the crosswalk at SR 48/Corwin Nixon Blvd. The engineering will take place in 2021 and project completion in 2022.

In September, we will be street crack sealing and working on other street repairs.

The Village purchased a leaf vacuum earlier this year and will be implementing a leaf collection schedule.

The renovation of the old South Lebanon Auto Parts garage is wrapping up. We completed the dry wall, new garage doors, electric, and entry doors. Mayor Smith stated that a new floor needs put in and the HVAC system needs to be checked. Water Specialist, Phil Kaufman, has acted as the general contractor for us and has done a good job. Haddix stated this garage will help get our equipment out of the weather. Mayor Smith said we will have a building allocated for water and wastewater and Kaufman will be able to keep his equipment at that location.

14. Corcoran reported that the South Lebanon Historical Society hit another home run this past weekend with the Food Truck Rally.

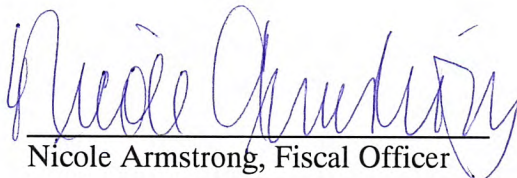
Corcoran stated that Mayor Smith gave him the opportunity to tour the Peters Cartridge Factory. It is an expansive facility and the large windows let in a lot of light. From a councilman standpoint, he said that it struck him as a place that is geared toward young professionals or retirees and remembering the commotion a year and a half/two years ago about the additional children in the schools and stated that he doesn't see that will be the case after touring the building. Mayor Smith stated that the contractors were working at Cartridge Brewing when they were taking the tour. Corcoran mentioned the owners of Cartridge Brewing, Kyle Hackbarth and Anthony Cook are from our community, and we want to see Cartridge Brewing succeed.

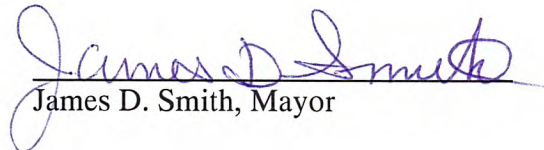
15. Madison stated that along with Corcoran's comments about the Peters Cartridge Factory marketed toward young professionals and retirees that the Redwood development on Mason-Morrow-Millgrove Road will be the same case.
16. Burke agreed with Corcoran and Madison and feels that Peters Cartridge Factory brings more options for people to do. Burke stated that she wants South Lebanon to know that we are not looking to erase the historical village, but with additional tax revenue we can hopefully start to revitalize our historic downtown and keep the places that our special to us here. Madison agreed and stated as we attract interest the historical downtown will benefit.
17. Harrison said thank you to Sgt. Boylan and the deputies for all that they do.

Harrison said that she has a copy of the Harvard study about overcoming opposition to multi-family rental housing and provided copies to councilmembers.

Harrison thanked Ms. Combs, South Lebanon Historical Society, for all that she does and the success of the Food Truck Rally.

Harrison reminded everyone of the South Lebanon 225th Anniversary Celebration/Open House that is this Saturday and hopes everyone can attend.
18. Allen mentioned that she had the opportunity to go through the Redwood apartments located in Centerville and they were very impressive. The tenants were retirees/empty-nesters, well-manicured landscaping, and the facilities were gorgeous.
19. Burke stated we need to do a resolution in support of our Sheriff Department, EMS, and Fire Departments. Mayor Smith said that we will set that for our next meeting. Corcoran said all the First Responders won't be able to attend but requested that we extend an invitation so we can say thank you to each individually. Mayor Smith said that is a great idea. Madison suggested a press release too.
20. Mayor Smith asked for a motion to adjourn the meeting at 7:22 p.m. A motion was made by Allen, seconded by Corcoran, all yeas.


Nicole Armstrong, Fiscal Officer


James D. Smith, Mayor