

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
OCTOBER 4, 2018
6:30 P.M.**

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

2. ATTENDANCE

Linda Allen – Present

Jim Boerio – Present

Linda Burke – Present

Bryan Corcoran - Present

Bill Madison – Present

Rolin Spicer – Present

3. Guest: Dean Spoor, Thompson Hine LLP – discussed the proposed Ordinance 2018-16, which authorizes the issuance and sale of not to exceed \$8,500,000 in Tax Increment Revenue Refunding Bonds. The bonds are being issued to refund the existing two issues of notes that are paying for the various public infrastructure improvements related to the Rivers Crossing Project. This proposed bond issue will create the permanent financing for the public improvements. The Tax Increment Revenue Refunding Bonds will be sold to the Warren County Port Authority and they will provide the permanent financing to pay off the notes and complete all transactions with Rivers Crossing LLC.

Boerio said to Mr. Spoor that his understanding of this transaction is that the Village and the Warren County Port Authority will issue bonds. The Port Authority will use the funds from the sale of their bonds to purchase the Village's bonds and the proceeds will be used to pay off the existing notes. The Village will use the River's Crossing Tax Increment Financing (TIF) to pay off the bonds that we sold to the Warren County Port Authority. Mr. Spoor told Boerio that his summary is correct.

4. ORDINANCE 2018-16 AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$8,500,000 OF TAX INCREMENT REVENUE REFUNDING BONDS, SERIES 2018 (RIVER'S CROSSING PROJECT) OF THE VILLAGE OF SOUTH LEBANON, OHIO, UNDER SECTION 5709.40 ET SEQ. OF THE OHIO REVISED CODE FOR THE PURPOSE OF REFUNDING PRIOR (SERIES 2015 A AND SERIES 2015 B) ISSUES OF BOND ANTICIPATION BONDS THE PROCEEDS OF WHICH WERE ORIGINALLY USED TO PAY THE COST OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS; AUTHORIZING A PLEDGE OF AND LIEN ON CERTAIN REVENUES TO SECURE SUCH BONDS; AUTHORIZING A COOPERATIVE AGREEMENT, AN ADMINISTRATION AGREEMENT AND A BOND PLACEMENT AGREEMENT; AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Boerio, seconded by Madison, all yeas. By title only, Ordinance 2018-16, a motion to adopt made by Madison, seconded by Boerio, all yeas.

5. Mayor Smith opened the floor to the public.

Jason Brown, Warren County Wolf Pack – introduced himself to Council. Mayor Smith thanked Mr. Brown for volunteering his time to the organization. Haddix said that he will be working with the other local organizations to coordinate the ballfields for next year.

Mayor Smith closed the floor to the public.

6. RESOLUTION 2018-59 A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH DAVE YOST, STATE OF OHIO AUDITOR OF STATE FOR TRAINING AND CONSULTING SERVICES TO VILLAGE FISCAL OFFICE, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Allen, seconded by Burke, all yeas. By title only, Resolution 2018-59, a motion to adopt made by Burke, seconded by Allen, all yeas.

7. RESOLUTION 2018-60 A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, NOVEMBER 15, 2018, AT 6:30 P.M. AT THE VILLAGE ADMINISTRATION BUILDING TO CONSIDER THE RECOMMENDATION OF THE PLANNING COMMISSION IN ACCORDANCE WITH ZONING REGULATIONS SECTION 15.7.7 FOR A ZONING MAP AMENDMENT RELATING TO THE [INITIAL] ZONING UPON VARIOUS PROPERTIES CONTAINED IN THE RIVER CORRIDOR ANNEXATION IN ACCORDANCE WITH SECTION 15.7.13, AND PUBLISHING NOTICE OF THE SAME, AND DECLARING AN EMERGENCY

Mayor Smith stated that the Planning Commission met on Tuesday and reviewed the existing and proposed zoning.

A motion to suspend the three reading rule made by Boerio, seconded by Corcoran, all yeas. By title only, Resolution 2018-60, a motion to adopt made by Madison, seconded by Corcoran, all yeas.

8. AUTHORIZATION OF INVOICES

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

9. Mayor Smith reported on the Zoar Road landside. The estimated cost for the repair is approximately \$200,000. We've contacted our State Representatives and various agencies for some assistance and the good news is we received approval for a \$150,000 grant.
10. Administrator Haddix provided a follow-up on the Ohio Department of Transportation (ODOT) Traffic Study. ODOT has hired a consultant to study the whole corridor. The study will take approximately two months to complete.
11. Haddix further explained about the Zoar Road landslide. We received notification from the Ohio Public Works (OPWC) for a grant commitment of \$150,000. The estimate from GeoStabilization International (GSI) was \$210,969. The Village will need to pledge \$60,969. GSI gives a 5-year warranty on their work.

A motion to allow the Village to commit the \$61,000 made by Boerio, seconded by Allen, all yeas.

12. Haddix stated that the new traffic signals at State Route 48/Mason-Morrow-Millgrove Road will be operational next week. Mayor Smith said that it takes a few days for the timing on the lights to be correct so please be patient.
13. Haddix said that we received window shade estimates for the Municipal Building. The low estimate is Handy Window Shades at \$7,020.
14. Haddix asked for a motion to spend up to \$25,000 to purchase office furniture needed in the new Municipal Building for the Utility, Tax and Court Offices. RJE Business Interiors has state term contract pricing.

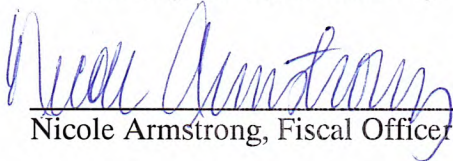
A motion made by Corcoran, seconded by Madison, all yeas.

15. Haddix said that the Warren County Municipal League meeting is October 17, 2018 at Shaker Run Golf Center.
16. Corcoran asked Council to waive the attorney client privilege regarding the prior Solicitor's opinion related to the Zoar Road gate.

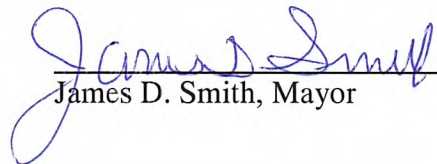
Boerio said that he does not have an objection but would recommend that Solicitor Revelson draft an addendum or the summary from Haddix be included to bring the issue up to date. Solicitor Revelson said that he would draft an addendum to include any updates. Corcoran asked if the addendum would be complete at the next meeting. Solicitor Revelson said yes.

A motion made by Corcoran to draft the addendum, seconded by Allen, all yeas.

17. Allen asked if we hired a cleaning company to clean the new administration building. Mayor Smith said no.
18. Boerio said we are approaching the end of the year and asked the status on paving Lebanon Road (Punkin Brown Hill). Mayor Smith said the estimate received is approximately \$80,000 from the base of the hill to the stop sign. The portion in the Township is roughly \$12,000 to \$15,000 of the \$80,000. Boerio asked if the Township is willing to participate. Mayor Smith said now that we have an amount we will discuss with the Township.
19. Spicer asked if it is possible to get a convex traffic mirror on River Road. Mayor Smith asked Haddix to look into this.
20. Mayor Smith asked for a motion to adjourn the meeting at 7:11 pm. A motion made by Allen, seconded by Madison, all yeas.



Nicole Armstrong, Fiscal Officer



James D. Smith, Mayor