

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
APRIL 5, 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: Arik Sherk, Thompson Hine LLP – discussed the potential for the issuance of debt for the Municipal Administration Building. The debt would be in the form of a tax-exempt note meaning that the interest on the note would be tax exempt, which would substantially lower the borrowing cost. Tax exemption is governed by federal tax law and one of the steps required is that the Village express it's intent to issue bonds at some point in the future but to reimburse itself for costs now. This is a simple expression of intent, which is not binding. If the Village does not go through with the issuance of the notes, it has no effect. This preserves the rights of the Village under the Federal Income Tax Code.

Corcoran asked who are the notes issued to. Mr. Sherk said that the Village has engaged Ross Sinclair, an investment banking firm, to sell the notes. Typically, they are sold to an institutional investor. Corcoran asked if there is a down side to this. Mr. Sherk said there is no downside to this resolution. The important piece of legislation will be the Ordinance that gets enacted at the time we issue the notes.

Boerio asked if we intend to issue the notes. Mayor Smith said that we don't want to exhaust our funds. We want to borrow the money for approximately three years.

4. RESOLUTION 2018-16 DECLARATION OF OFFICIAL INTENT WITH RESPECT TO REIMBURSEMENT OF TEMPORARY ADVANCES MADE FOR CAPITAL EXPENDITURES TO BE MADE FROM SUBSEQUENT BORROWINGS

A motion made by Madison, seconded by Spicer. Allen and Boerio asked for clarification. Mr. Sherk said this a resolution and it doesn't create a law. There is no requirement or permission to read it on three occasions. Solicitor Revelson said he recommends taking out the number 2018-16 so that it reflects a memorialization of what we need to do. Mayor Smith said resolution as amended. All yeas. Mayor Smith thanked Mr. Sherk.

5. Mayor Smith opened the floor to the public.

Mayor Smith closed the floor to the public.

6. RESOLUTION 2018-17 A RESOLUTION APPROVING AND AUTHORIZING THE ISSUANCE OF A NOTICE OF AWARD TO KRAMER & FELDMAN INC. FOR THE CONSTRUCTION OF THE VILLAGE OF SOUTH LEBANON MUNICIPAL BUILDING RENOVATION PROJECT AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A CONTRACT FOR SAID IMPROVEMENT PROJECT AND THEREAFTER ISSUANCE OF A NOTICE TO PROCEED, AND DECLARING AN EMERGENCY

Administrator Haddix stated that the bid opening was February 21st for the municipal building project. After a review of the contractors, Kramer & Feldman Inc. was the recommended contractor at \$790,429. The amount is under the budgeted amount of \$985,000, which is a substantial savings. Boerio asked about the flooring. Haddix stated it is a wood grain vinyl.

A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. By title only, Resolution 2018-17, a motion to adopt made by Madison, seconded by Spicer, all yeas.

6. RESOLUTION 2018-18 A RESOLUTION TO PURCHASE ROAD SALT FOR THE 2018-2019 WINTER SEASON FROM THE WARREN COUNTY ENGINEER'S OFFICE, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Boerio, seconded by Madison, all yeas. By title only, Resolution 2018-18, a motion to adopt made by Boerio, seconded by Madison, all yeas.

7. RESOLUTION 2018-19 A RESOLUTION APPROVING AND AUTHORIZING MAYOR TO EXECUTE AMENDMENT FOR COST SHARING OF THE STATE ROUTE 22 & 3 SEWER PROJECT WITH GRAND COMMUNITIES, LTD., AND DECLARING AN EMERGENCY

Solicitor Revelson stated that the resolution was just finished at 4:45 pm today, which is why it is before you now. Haddix stated that this resolution goes along with the SiteWorx contract from our special meeting on March 29, 2018. This allows the sewer line to be extended across the property owned by Grand Communities from the Wynstead subdivision to property along State Route 22 & 3. Grand Communities bid proposal received by their contractor was for \$140,928.25. Haddix said we have worked out an agreement to pay \$80,000 out of the \$140,928.25 to Grand Communities. Mayor Smith said this is the last piece for the project. Corcoran asked for 2-3 minutes to review the documents. Mayor

Smith said that is not a problem. Corcoran asked if the Solicitor had a chance to review the documents. Solicitor Revelson said that he drafted the documents. Boerio asked if we have any history with Grand Communities contractor D&M Carter, LLC. Haddix said this contractor worked with Fischer in the previous section of Wynstead and Grants Frederick. Allen asked Mayor Smith if any additional charges are expected. Mayor Smith said he does not.

A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. By title only, Resolution 2018-19, a motion to adopt made by Madison, seconded by Spicer, all yeas. Mayor Smith thanked Council for the short notice on this resolution.

8. RESOLUTION 2018-13 SECOND READING: A RESOLUTION APPROVING AND FURTHER AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A RIGHT-OF-WAY DEDICATION PLAT FOR THE STONE LAKE SUBDIVISION
9. RESOLUTION 2018-15 SECOND READING: A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH CONTRACT SWEEPERS AND EQUIPMENT TO PROVIDE STREET SWEEPING SERVICES IN 2018

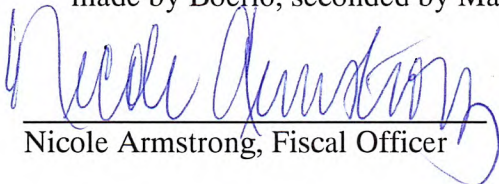
10. AUTHORIZATION OF INVOICES

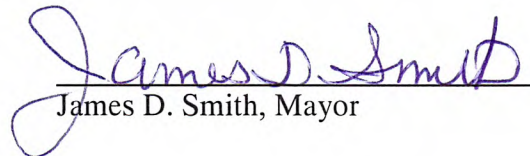
A motion made by Spicer, seconded by Madison, all yeas

11. Mayor Smith stated that we received a Notice To Legislative Authorities from the State of Ohio asking if we have any objections to the renewal of the liquor permits in the Village. A resolution would need drafted if there are objections. If Council takes no action, the State will simply issues the permits. The State of Ohio sends a letter every year for this. Mayor Smith asked if Council has any objections. No objections from Council.
12. Mayor Smith said that Council received a Bike Trail Map through Little River Enterprise, which includes the section of bike trail in South Lebanon as part of our marketing strategy.
13. Mayor Smith mentioned that the Riverside Subdivision is Ryan Homes #1 selling subdivision. All the streets in the subdivision are named after Revolutionary War soldiers and Ryan Homes has asked for a historical plaque to explain the history.
14. Administrator Haddix stated that the State Route 48/Mason-Morrow-Millgrove intersection project will be ramping up with an expected completion date of July 31st.

15. Haddix said the Lebanon Road (Punkin Brown Hill) road stabilization project will start April 23rd so the road will be closed for that week.
16. Haddix stated that the deadline to apply for the Skilled Maintenance position is tomorrow. The position is to replace Jimmy Commer who resigned.
17. Madison asked Haddix if we have any improvements scheduled for sidewalks on Lebanon Road. Haddix said that we applied for a grant but it was denied. We can do an OPWC pre-application, which is due in June. Madison asked about a cross walk from Corwin Nixon to Speedway. Mayor Smith said we need to look at it and contact ODOT. Madison said that the River's Crossing property manager needs to address the landscaping on Corwin Nixon.
18. Cocoran asked the status on the purchase of the Pike Street property. Solicitor Revelson said that the title came back last week but it needs reviewed.
19. Burke asked about the zoning on the State Route 48 and Dwire Road. The corner is zoned commercial. Boerio asked what it would take to get it changed to residential. Haddix said a property owner, planning commission, or council can initiate a zoning change. A resolution would need drafted. Revelson clarified the resolution would send it to planning and then it would come back to council.

A motion to draft legislation made by Allen, seconded by Burke. Vote: 4 – Yeas (Allen, Boerio, Burke, Corcoran) 1 – Nay (Spicer), 1 – Abstained (Madison).
20. Allen asked about a sidewalk repair schedule and if a repair is scheduled for Mr. Jordan on Mary Ellen. Mayor Smith said it is scheduled for this year. Haddix said the problem is we are short staffed and our employee with concrete experience resigned.
21. Boerio asked that when we talk to the property manager for River's Crossing to address the damaged guardrail. Boerio said once the repair is done on Lebanon Road (Punkin Brown Hill) to resurface the pavement. Mayor Smith we need to work on the hill.
22. Spicer thanked the Mayor, Haddix, and Superintendent Ledford for installing the new stop signs on Corwin Nixon Blvd.
23. Mayor Smith asked for a motion to adjourn the meeting at 7:30 pm. A motion made by Boerio, seconded by Madison, all yeas.


Nicole Armstrong, Fiscal Officer


James D. Smith, Mayor