

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
JUNE 21, 2018
6:30 P.M.**

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

2. ATTENDANCE

Linda Allen – Absent	Bryan Corcoran - Present
Jim Boerio – Present	Bill Madison – Present
Linda Burke – Present	Rolin Spicer – Present

3. Mayor Smith opened the floor to the public.

Mayor Smith closed the floor to the public.

4. RESOLUTION 2018-32 A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH CHOICE ONE ENGINEERING FOR CONSULTING SERVICES REQUIRED FOR THE MASON-MORROW-MILLGROVE ROAD PROJECT PHASE TWO, AND DECLARING AN EMERGENCY

Mayor Smith asked Administrator Haddix to cover this resolution. Haddix said at the last meeting Council approved the Ohio Public Works Commission (OPWC) application for phase two of the Mason-Morrow-Millgrove project. In order to receive additional application points, an engineer needs to be under contract. Boerio asked Haddix where specifically phase two is. Haddix said it is west of the Riverside Subdivision entrance to the Lebanon bike trail.

A motion to suspend the three reading rule made by Madison, seconded by Boerio, all yeas. Resolution 2018-32, a motion to adopt made by Boerio, seconded by Madison, all yeas.

5. RESOLUTION 2018-33 A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE CHANGE ORDERS #6, 7, 8, 9 & 10 TO CONTRACT WITH KRAMER & FELDMAN, INC. FOR THE VILLAGE OF SOUTH LEBANON MUNICIPAL BUILDING RENOVATION PROJECT IN THE VILLAGE OF SOUTH LEBANON, AND DECLARING AN EMERGENCY

A motion to suspend the three reading rule made by Madison, seconded by Spicer, all yeas. Resolution 2018-33, a motion to adopt made by Burke, seconded by Spicer, all yeas.

6. AUTHORIZATION OF INVOICES

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

7. APPROVAL OF MAY FINANCIAL STATEMENTS

Boerio asked about a payment to Vance's Law Enforcement. Armstrong said it is a vest for Deputy Pangallo. Sgt. Boylan clarified it's a carrier for the vest.

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

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

Regular Meeting – May 17, 2018. A motion made by Madison, seconded by Corcoran, all yeas.

Regular Meeting – May 3, 2018. A motion made by Madison, seconded by Corcoran, all yeas.

Workshop Meeting – May 3, 2018. A motion made by Boerio, seconded by Burke, all yeas.

Regular Meeting – April 19, 2018. A motion made by Boerio, seconded by Spicer, all yeas.

Regular Meeting – April 5, 2018. A motion made by Spicer, seconded by Corcoran, all yeas.

Workshop Meeting – April 5, 2018. A motion made by Madison, seconded by Corcoran, all yeas.

9. RESOLUTION 2018-34 A RESOLUTION APPOINTING MICHELE SIZEMORE AS VILLAGE TAX ADMINISTRATOR AND ESTABLISHING COMPENSATION, AND DECLARING AN EMERGENCY

Burke said she whole-heartedly endorses Shelly Sizemore to be our Tax Commissioner. She has done a fantastic job filling in as the acting Tax Commissioner over the last six months. It was a very smooth tax season according to what I heard and she has my full support and recommendation.

A motion to appoint Sizemore as Tax Administrator (Commissioner) made by Burke, seconded by Madison, all yeas. Boerio clarified that the motion is to suspend the three reading rule. Mayor Smith said yes. All yeas. By title only, Resolution 2018-34, a motion to adopt made by Boerio, seconded by Burke, all yeas.

10. RESOLUTION 2018-28 SECOND READING: A RESOLUTION CREATING A PERMANENT FULL-TIME POSITION OF SEWER SPECIALIST IN THE PUBLIC WORKS DEPARTMENT AND ESTABLISHING COMPENSATION

11. ORDINANCE 2018-9 SECOND READING: AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE MIXED-USE COMMUNITY REINVESTMENT AREA IN THE VILLAGE OF SOUTH LEBANON

12. RESOLUTION 2018-25 THIRD READING: A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A REAL ESTATE PURCHASE AGREEMENT FOR PROPERTY LOCATED ON W. PIKE STREET IN THE VILLAGE OF SOUTH LEBANON

Mayor Smith said that we need a new maintenance facility and that will take some time. This will allow us to store additional equipment.

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

13. RESOLUTION 2018-27 THIRD READING: A RESOLUTION APPROVING AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO ADVERTISE FOR SALE PROPERTY OWNED BY THE VILLAGE LOCATED ON TURTLECREEK ROAD

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

14. Mayor Smith reported that the new administration building is progressing nicely and we are making sure that the contractor fulfills their obligations. At our second meeting with the contractor and architect, some material samples came in that was not to our standards or to the architect's specifications. We are monitoring their work and I'm in the building every day.

15. Mayor Smith said that McGill Smith Punshon has donated their engineering and time for a conceptual drawing of the Broadway property.

16. Solicitor Revelson said that next week he will schedule a closing for the Pike Street property purchase.

17. Revelson stated the Planning Commission approved the zoning text amendment relating to rooming home dwelling and group residential facilities and will have a resolution to Council for the public hearing.

18. Mayor Smith said it likely that we will have a special meeting next Thursday to discuss the municipal building bond anticipation notes (BANs).
19. Haddix reported that Planning Commission approved the site plan for TJ Maxx and Five Below last week. Mayor Smith said that they would like to break ground by August 1. Boerio asked the location. Haddix said between Kohl's and Petsmart.
20. Haddix said that next week we will have a Board of Zoning Appeals meeting because TJ Maxx has asked for larger signage.
21. Haddix stated that he attended training sponsored by the Ohio Municipal League on HB478, which regulated small cell wireless towers. This bill goes into effect August 1st, and it will allow small cell towers in the right-of-way up to 35 feet without zoning approval. Municipalities can adopt design regulations or standards. Mayor Smith said his recommendation to Council is to be to authorize our Solicitor to draft legislation regulating to this immediately.

A motion to allow Solicitor Revelson to draft legislation made by Corcoran, seconded by Madison, all yeas.

22. Madison asked Mayor Smith to arrange a meeting with State Representative Scott Lipps to champion an effort here for better access on State Route 48 to widen the bridges. We have access issues that will start thwarting our growth and they need remedied. Mayor Smith said he would reach out to him.
23. Corcoran thanked the Mayor and Haddix for meeting with his son, Patrick, to discuss his Eagle Scout project at Veteran's Park. Mayor Smith said it was a pleasure.
24. Burke said that she wanted to discuss what Madison mentioned about the area bottlenecks and the third reading on the property, which Boerio and I could not attend the meeting. Traffic is one of our main concerns in that area. After talking with several people, they mentioned ODOT originally had plans for four lanes down St. Rt. 48. I certainly don't want to take or devalue anyone's property. As a good citizen, I'm trying to listen and lookout for everyone involved. Can we reach out to the State to find out the history and if they have plans to widen that area. It would be great if we could have a gateway area to the bike trail. I was disappointed that the third reading wasn't tabled so that we all could be here for the decision making process. Mayor Smith said that we can reach out to the State.
25. Madison added that one of the reasons he voted no is the potential widening of the road sometime in the future.
26. Burke reiterated that she would like to see some further investigation regarding the traffic issues in that area.

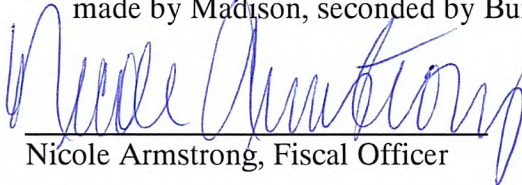
27. Boerio said in keeping with what Burke and Madison said. If the road is widened, that property will become even smaller. I suggested that we look into applying for grants. I have no interest seeing the current owners' lose money on this piece of property and similarly I do not want to see people who live around the property to lose money. There are grants available for keeping land in an undeveloped state. If we obtained a grant, maybe we could purchase the property and use it as a gateway to the bike trail. Mayor Smith said that we can explore that.

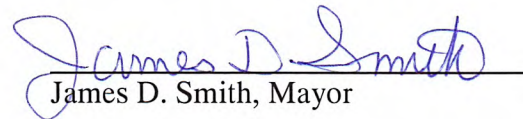
A motion to pursue grant(s) made by Corcoran, seconded by Burke, all yeas.

28. Boerio asked if there is a way that we can approach ODOT about repaving the 71 exit ramps to State Route 48. The 71 northbound exit is especially bad. Mayor Smith he would be happy to do that.

29. Burke asked about the repaving of Lebanon Road (Punkin Brown Hill) and if we talked to Hamilton Township. Haddix said there is no update yet. Mayor Smith said that we would reach out to them again. Boerio said we should also address the drainage issue on the east side of the road. Mayor Smith said that there is no ditch line so a ditch line needs created.

30. Mayor Smith asked for a motion to adjourn the meeting at 7:31 pm. A motion made by Madison, seconded by Burke, all yeas.


Nicole Armstrong, Fiscal Officer


James D. Smith, Mayor