

**VILLAGE OF SOUTH LEBANON
SPECIAL MEETING MINUTES
JULY 9, 2020
6:30 P.M.**

1. On March 27, 2020, Governor, Mike DeWine, signed Ohio House Bill 197 into law. The bill is an emergency measure and went into effect immediately. House Bill 197 provides alternatives for hosting public meetings during the Covid-19 emergency.

The July 9, 2020 Special Council Meeting was held by teleconference and recorded using FreeConferenceCall.com. The public was able to access the meeting by calling 605-313-6293, and entering 339358#.

2. Mayor Smith opened the meeting at 6:30 p.m. with the Pledge.
3. ATTENDANCE

Linda Allen – Present
Linda Burke – Present
Bryan Corcoran – Present

Maryan Harrison - Present
Bill Madison – Present at 6:41 p.m.
Rolin Spicer – Present

4. RESOLUTION 2020-29 A RESOLUTION APPROVING OF AND AUTHORIZING THE FISCAL OFFICER TO SUBMIT THE [INTERIM] TAX BUDGET FOR FISCAL YEAR 2021 TO THE COUNTY AUDITOR, AND DECLARING AN EMERGENCY

Mayor Smith asked Fiscal Officer Armstrong to Council a synopsis of this legislation. Armstrong stated that before Council tonight is the 2021 interim tax budget that needs to be approved by July 15, 2020 and submitted to the Warren County Auditor by July 20, 2020. On Tuesday, July 7th the Finance Committee met to discuss the 2021 budget. We discussed the Coronavirus and the potential impact to the budget. Currently, it is too early to tell and the data isn't available yet. The South Lebanon income tax deadline was extended to July 15th to mirror the Federal and State tax deadlines. We are closely monitoring the income tax revenue. We continue to see residential and commercial growth, which will hopefully offset any revenue effects from the Coronavirus. The Municipal Building bond anticipation note was also discussed at the meeting, which comes due August 1, 2021 and can be seen on the budget. It was mentioned that maybe we want to hold on to our reserves and pay down the note by half or a third and the remainder would be rolled into a new note. The financial future of South Lebanon is very bright and with all the growth, being on the cusp of city status, evaluating staffing needs, street improvements, utility expansion projects which are all necessary. At the conclusion of the meeting, it was decided to have another Finance Committee meeting in September to further review these matters. Armstrong asked Council if there are any questions. Burke inquired about the

funding for parks. Armstrong explained in order supplement our park fund, \$200.00 from all residential zoning receipts are put into the park fund, the remainder is receipted into our zoning account in the general fund. In addition, we have in the general fund a subcategory to allow for park projects that cannot be funded by zoning alone. Mayor Smith stated that was an awesome report and thanked Armstrong for all her hard work.

A motion to waive the three reading rule was made by Burke, seconded by Corcoran, all yeas. By title only, Resolution 2020-29, a motion to adopt was made by Burke, seconded by Spicer, all yeas.

5. ORDINANCE 2020-15 THIRD 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]

Spicer asked Mayor Smith if this vote can be postponed. Mayor Smith stated if Council wishes it can be postponed to the next weekend. Burke asked if some background can be provided as to why this should be moved. Spicer stated that comments have been made that we are not being transparent because this is a teleconference meeting. Allen stated that there is some controversy. Mayor Smith stated that this subject has had a Planning Commission public hearing and a Council Meeting public hearing on June 25th which are both open to the general public. This is our standard process if we have a meeting that legislation is heard at the next meeting. Burke reminded everyone that these teleconference meetings are open to the public. Mayor Smith stated that the public hearing on June 25, 2020 was not a teleconference meeting and held at the Municipal Building. Solicitor Revelson stated that a motion is required to table this reading. Solicitor Revelson echoed Mayor Smith's comments that all legal formalities were followed.

A motion to table the third reading until the next meeting was made by Spicer, seconded by Allen. Vote 4 – yeas (Allen, Corcoran, Harrison, Spicer) 1 – nay (Burke). Solicitor Revelson asked Spicer if his motion was also for the companion Ordinance 2020-16, which is the next item on the agenda. Spicer said yes.

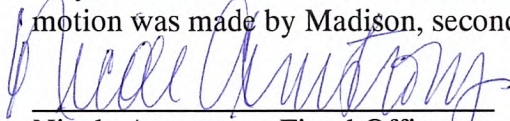
6. Mayor Smith stated the next item on the agenda is to discuss and any necessary action related to the property located at 4926 Lebanon Road and asked Administrator Haddix to cover.

Haddix stated that at the last meeting Mr. Peredrey requested that we allow him to connect to Warren County sanitary sewer located at the rear of Sunny Lane. In 2017, he previously requested this, and we denied his request. In 2018, he extended the sewer from Lebanon Road, which was designed to connect the three

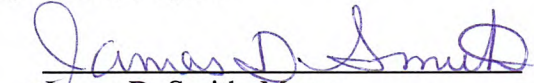
lots on Lebanon Road and the two lots behind the lake at the rear of the property. He has decided to combine the two rear lots into one and build his own house. The sewer main that he extended was designed for five houses with two rear lots using a grinder pump. Haddix stated that he has already paid the South Lebanon tap fee for the rear lot and has his building permit, but he has asked to tie into Warren County for sewer. Warren County has agreed to allow this, but South Lebanon will need to enter into an intergovernmental agreement with Warren County. Haddix stated that the only benefit is that Mr. Peredrey would have a shorter gravity line. Haddix said it is his opinion that Mr. Peredrey connect to the Village sewer. Mayor Smith stated that he agrees with Haddix. The Village spent millions of dollars to put the sewer system in and to make a change for convenience is not fair to the community. We put the funds into our sewer system for the residents to use, not to utilize another sewer system. Mayor Smith asked Council if we should move this topic to the next meeting too.

A motion to table the discussion for the next meeting was made by Allen, seconded by Burke, all yeas.

7. Mayor Smith asked for a motion to adjourn the special meeting at 6:49 p.m. A motion was made by Madison, seconded by Burke, all yeas.



Nicole Armstrong, Fiscal Officer



James D. Smith, Mayor