

**VILLAGE OF SOUTH LEBANON
REGULAR MEETING MINUTES
OCTOBER 15, 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 welcomed Allen back. Allen thanked everyone for their support, phone calls, and texts.
4. Mayor Smith stated that we have guests from Drees Homes here tonight. South Lebanon has a long history with Drees Homes, starting with the Stonebrook development and now they are looking to expand and develop land in South Lebanon again. Drees is working on an annexation of approximately 28 acres of land that touches the Wynstead development.
5. Guest: Alex Martin, Drees Homes – Mr. Martin said Drees Homes is looking to expand their footprint. Home sales have skyrocketed during the pandemic, and because of this we are looking to develop more land. This area is very appealing and we are looking to bring this property into South Lebanon.

Madison asked Mayor Smith for clarification that Drees is doing the annexation. Mayor Smith said they have done the leg work but there are protocols that the Village needs to follow according to the statutes for annexations. Madison said this process is usually at our expense. Mayor Smith said it is when we initiate the annexation; however, we did not initiate this annexation. Corcoran asked Mayor Smith beside the expense, is there any other practical significance with Drees initiating the annexation. Mayor Smith said no but we will also have our lawyers look at everything. Corcoran asked Mr. Martin if Drees knew what type of product that want to put on the property. Mr. Martin said single-family homes would work best for Drees. Burke asked Mayor Smith about the time constraints and asked if this process can be done with three readings. Mayor Smith stated that the service resolution needs to be done in 20 days by law, but whatever the lawyers advise. Burke stated that she wants the public to be involved. Mayor Smith stated that there would be a public hearing. Solicitor Revelson stated that the annexation would need to go to the Warren County Commissioners for approval but with this type of annexation, if the statutory requirements are met then they must accept it. Ms. Creedon is the one who wants to annex to South Lebanon. Administrator Haddix stated that our comprehensive plan shows that area as residential for future use.

Matt Mains, Drees Homes – Mr. Mains stated that the first step is the annexation which will take some time. We are looking to start developing next spring/summer. It will be a 5 – 7-month annexation process. There will be a rezoning with the properties. Drees is also talking to the Archdiocese about a small piece of their property.

Mayor Smith thanked Mr. Martin and Mr. Main for their time.

6. Mayor Smith opened the floor to the public.

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7. MOTION NEEDED TO AUTHORIZE THE FISCAL OFFICER TO SEND AN AMENDED CERTIFICATE TO THE WARREN COUNTY AUDITOR

A motion was made by Burke, seconded by Madison, all yeas.

8. RESOLUTION 2020-38 A RESOLUTION APPROVING AND AUTHORIZING THE FISCAL OFFICER TO TRANSFER FUNDS FOR FISCAL YEAR 2020, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Madison, seconded by Burke, all yeas. By title only, Resolution 2020-38, a motion to adopt was made by Madison, seconded by Corcoran, all yeas.

9. ORDINANCE 2020-23 AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE OF SOUTH LEBANON, STATE OF OHIO, FOR THE PERIOD OF JANUARY 1, 2020 THROUGH DECEMBER 31, 2020, AND DECLARING AN EMERGENCY

A motion to waive the three reading rule was made by Allen, seconded by Madison, all yeas. By title only, Ordinance 2020-23, a motion to adopt was made by Burke, seconded by Madison, all yeas.

10. ORDINANCE 2020-24 FIRST READING: AN ORDINANCE AMENDING ORDINANCE 2016-13 IN ITS ENTIRETY REGARDING THE TEXT OF THE VILLAGE OF SOUTH LEBANON'S PERSONNEL POLICY AND PROCEDURE MANUAL

Mayor Smith stated that the Personnel Committee has met and recommending that we have a special meeting on Tuesday, October 20, 2020 and we will have our representative from Clemans Nelson here.

11. AUTHORIZATION OF INVOICES

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

12. AUTHORIZATION OF THE SOLICITOR'S INVOICE

A motion to authorize the Solicitor's invoice for payment was made by Burke, seconded by Madison, all yeas.

13. APPROVAL OF THE SEPTEMBER FINANCIAL STATEMENTS

A motion to approve the financial statements was made by Madison, seconded by Corcoran, all yeas.

14. Mayor Smith stated that we need an authorization of an expenditure to upgrade our water system to remotely monitor our water flow for \$32,880. Mayor Smith asked Water Specialist Kaufman to give an overview of the situation. Kaufman stated that monitors will be located throughout town which will monitor the direction of water flow. As we grow, the miles of water pipeline expand, this system will help to eliminate a lot of leg work and when there is a major water leak, we need to find it quickly. This system gives us tools that we have not had before, and without pressure and flow monitoring we are in the dark. Mayor Smith asked Kaufman to explain how this can be incorporated with our SCADA system. Kaufman said that the system can be built to monitor water pressure/flow along with sewer flows. The technology allows us to view what is going on across town from a mobile device or computer. Mayor Smith stated what ramped this up is when Mike's Car Wash opened, we had a huge issue with water pressure spikes. Mayor Smith stated that we had to rent telemetry equipment to monitor these systems. Mayor Smith said this is a needed upgrade. Corcoran asked Mayor Smith and Solicitor Revelson, since these systems are critical to hygiene can we use the Coronavirus aid for this expenditure. Solicitor Revelson stated that there is a section that permits expenditures for teleworking and feels that it fits into that category. Kaufman stated that he would be able to monitor the system at home through Covid, flu, or a cold. Madison stated if there was a quarantine situation where we needed to send everyone home and this would allow for business to still be conducted. Solicitor Revelson said yes. A motion to approve the expenditure was made by Burke, seconded by Harrison, all yeas.

15. Mayor Smith asked Kaufman to give Council an update on the maintenance building at 380 Pike Street. Kaufman said that he has pictures to upload and gave to Haddix to show Council. The inside of the building was painted, all electrical replaced, new lighting, thermostat wired to the heat exchanger, two gas leaks fixed from the gas meter to inside the building, new floor installed to help keep the it clean from gas, oil, or whatever drops on it and from soaking into the concrete. The soffits for ventilation are getting ready to go in along with gutters/downspouts for the back of the building. A roof, garage doors, and entry doors have already been installed. Haddix uploaded a few pictures for Council to view. Mayor Smith stated that Kaufman has acted as a general contractor. Mayor Smith thanked Kaufman for the update.

16. Mayor Smith reported that Chipotle is anxious to break ground.

17. Haddix reported that we should see some action taking place on the Chipotle property soon. They are working on getting their building plans approved, a zoning permit and they will be ready to go. Harrison asked their location. Haddix said next to Firestone.

Cartridge Brewery announced their grand opening on a reservation basis for October 31, 2020 and open to the public on Tuesday, November 3, 2020. Burke asked if there will be a ribbon cutting ceremony. Haddix stated that he would reach out to them.

Leaf collection will start late next week. The leaves seem to have come down early this year so we will need to adjust for next year.

Haddix stated that today is the last day to officially submit your census information. If you have not done so, you can go online to [mycensus2020](https://mycensus2020.com) or call. The results are submitted to the Office of the President by the end of the year and they presented to Congress by April 1, 2021.

Haddix said that we are collecting quotes for the Coronavirus Aid, Relief, Economic Security Act (CARES) Act funds and we have a good list of projects and have some for review at the special meeting.

18. Sgt. Boylan reported that the new cruiser that was ordered earlier in the year came in and the Warren County garage is working on it.
19. Mayor Smith said that the public works pickup truck that we ordered has come in. Haddix stated that it is currently at K.E. Rose Company having a light bar installed on it.
20. Corcoran welcomed Allen back and her son is in our prayers as he continues to recover.

Corcoran recommended more guidance for residents regarding the leaf pickup. For example, how far the leaves need to be from the curb, do they need to be in the area from the sidewalk to the street, do residents need to refrain from getting them in the street. Haddix said that the information is online, but we will send it out to the Homeowner's Associations (HOA's), too.

Corcoran said that Mayor Smith does not know he is going to say this, but Corcoran recommends a \$2,000 annual increase for the Mayor to recoup his expenses and the time and effort that he puts in. Corcoran stated that this past week Mayor Smith delivered the Council packets, he is personally inspecting the roads, all the work that he is doing for the Veterans Memorial and has seen him at every single event that South Lebanon has. The time and effort that Mayor Smith puts in is significant. Burke stated that she agrees with Corcoran. Mayor Smith stated that the salary cannot be changed now. The only thing that can be done is an expense reimbursement. Solicitor Revelson stated that when he looked at it previously that it can only be changed prior to the seat coming due for election. Corcoran asked Solicitor Revelson if there is an alternative. Corcoran stated that we can all agree that the position is worth more than the pay he is receiving. Allen

stated that Solicitor Revelson can investigate this and advise us. Corcoran agreed with Allen. Mayor thanked Corcoran.

21. Madison said that there are two different pay scales for Councilmembers and asked Solicitor Revelson to review. Solicitor Revelson said that he would look into this matter.

Madison stated that we previously discussed receptacles for dog waste disposal. Allen stated that by ordinance pet owners are to pick up after their dog, but no one does it. Allen said we did talk about putting them in parks, especially by the river. Madison suggested Kash Amburgy's park.

22. Burke stated that she attended the Warren County Regional Planning Commission meeting by Zoom last night and not a lot to report on. Hamilton Township is going over their comprehensive plan, Lebanon Park plans, and Salem Township technology plans.

Warren County United Way/Warren County Community Services has kicked off the Senior Services Program and this is the first phase for personal hygiene products and the second phase will be for food. There are two bins located outside of the Village of South Lebanon Municipal Building.

23. Allen said that she has had a lot of questions asking if Halloween is cancelled this year. She told them that it has not been cancelled and referred them back to the Village's website.

24. Harrison stated that the ribbon cutting for Mike's Car Wash was great and amazing to see the equipment that it takes to run a carwash.

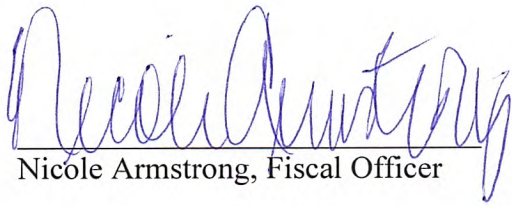
Harrison thanked Sgt. Boylan and all the deputies at the South Lebanon Sheriff Post for keeping us safe.

Harrison mentioned that the historical plaques that are in town were inspected Sunday. Apparently, they are inspected annually to make sure they are taken care of and there is no graffiti.

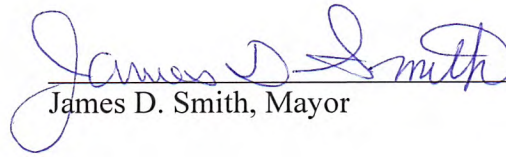
25. Spicer asked Solicitor Revelson the status of legislation for keeping chickens. Solicitor Revelson said there will need to be a resolution to refer this to the South Lebanon Planning Commission. They review and then it comes back to Council.

26. Burke stated that a neighbor of hers who uses the bike trail a lot has run into some homeless situations there and asked that Burke relay this information. Mayor Smith asked the location. Burke said it was by the bridge when you are heading to Kings Mills. Mayor Smith said that he will look into it tomorrow.

27. Mayor Smith asked for a motion to adjourn the meeting at 7:54 p.m. A motion was made by Madison, seconded by Allen, all yeas.



Nicole Armstrong, Fiscal Officer



James D. Smith, Mayor