

**VILLAGE OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
MAY 21, 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 May 21, 2020 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	Maryan Harrison - Present
Linda Burke – Present	Bill Madison – Present
Bryan Corcoran – Present	Rolin Spicer - Present

4. RESOLUTION 2020-19 A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH CHOICE ONE ENGINEERING FOR CONSULTING ENGINEER SERVICES FOR REQUIRED INSPECTION SERVICES FOR THE CONSTRUCTION PHASE OF GRANTS FREDERICK SECTION 2C SUBDIVION, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Madison, seconded by Allen, all yeas. By title only, Resolution 2020-19, a motion to adopt was made Madison, seconded by Burke, all yeas.

5. ORDINANCE 2020-12 AN ORDINANCE APPROVING AND ACCEPTING FOR PUBLIC MAINTENANCE A PORTION OF BRANT PLACE AND TROVILLO DRIVE IN RIVERSIDE PHASE TWO SUBDIVISION, IN THE VILLAGE OF SOUTH LEBANON AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Corcoran, seconded by Harrison, all yeas. By title only, Ordinance 2020-12, a motion to adopt was made Burke, seconded by Madison, all yeas.

6. RESOLUTION 2020-20 A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, JUNE 25, 2020, AT 6:30 P.M. AT THE SOUTH LEBANON MUNICIPAL BUILDING TO CONSIDER THE RECOMMENDATION OF THE PLANNING COMMISSION IN ACCORDANCE WITH ZONING

REGULATIONS SECTION 15.7.7 AND 15.14.15 FOR A ZONING MAP AMENDMENT AND R-3 PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN RELATING TO THE ZONING UPON 1771 MASON-MORROW-MILLGROVE ROAD AND R-3 PUD PRELIMINARY DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 15.7.13 AND 15.14.15, AND PUBLISHING NOTICE OF THE SAME, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Madison, seconded by Corcoran, all yeas. By title only, Resolution 2020-20, a motion to adopt was made Burke, seconded by Madison, all yeas.

7. AUTHORIZATION OF INVOICES

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

8. AUTHORIZATION OF THE SOLICITOR'S INVOICE

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

9. APPROVAL OF THE APRIL FINANCIAL STATEMENTS

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

10. Mayor Smith reported on the abundance of recent rain and how fortunate our community is after hearing recent reports of flooding from other states.

Modifications are being made in the Utility and Tax Departments to install Plexiglas barriers between the employees and the public to keep everyone safe. Madison asked Mayor Smith about the plan to hold public council meetings again and stated that he would like to see an additional month of teleconference council meetings. Mayor Smith stated that would allow us to monitor the data on the Covid-19 virus. Burke agreed with Madison because it is not known what that data will be. Mayor Smith stated that we will make this happen. Corcoran concurred with Madison and Burke, but asked Mayor Smith that any matter requiring significant input from the public either be tabled, or an exception made to our teleconference council meetings. Mayor Smith agreed with Corcoran and stated that would be done. Burke commented on how well this group has been working together as a team. Mayor Smith agreed.

11. Fiscal Officer Armstrong stated that she is working on the 2021 Annual Budget and it will be coming to Council shortly for approval by the July 15, 2020 deadline. Armstrong said that a Finance Committee meeting could be called and



asked if teleconference is preferred. Madison suggested teleconference and stated that it will be interesting to see what the financial impact will be to our community from the Covid-19 virus. Mayor Smith stated that South Lebanon is fortunate to have new developments coming online. Madison agreed with Mayor Smith that we are fortunate because the new business revenue will help offset the ripple effect from Covid-19.

12. Administrator Haddix reported that a Planning Commission meeting and Public Hearing was held Tuesday, May 19, 2020 and they recommended the approval of River Creek Lofts. Haddix stated that this will be coming forward to Council.

Planning Commission meeting and Public Hearing will be held on Tuesday, June 3, 2020 for the Redwood USA LLC development at the base of the Riverside Subdivision.

Haddix stated that we have seen a significant increase in deck and fence zoning permits as people are working on home improvements.

Youth baseball at Rogers Park will start back on Tuesday, June 26; however, the State of Ohio has a set of guidelines that will need adhered to.

SR 48 Bridge will close on June 1, 2020 so we can expect more traffic coming through the Village.

The Waffle House development is on hold until their restaurants start to re-open.

GE Credit Union construction will continue starting in July.

Mayor Smith asked when Mike's Car Wash will open. Haddix stated this Fall. They are waiting on arrival dates for some of their proprietary equipment. Haddix said that we will pass on the opening date once we have it.

13. Madison commented that he remembers how well development was moving along in South Lebanon back in 2008 and then the recession hit and how this situation is reminiscent of that time, but we got through it and will this also.

Madison said with all the rain he noticed on Lebanon Road (Punkin Brown Hill) that the culvert under the bridge at The Cedars Apartments is clogged. Haddix said he is aware of it and will talk to The Cedars about it.

Madison thanked the staff, residents and First Responders for working under the current restrictions and all their sacrifices made.

14. Corcoran complemented our Tax Department employees, Richard and Shelly, on their professionalism. Corcoran stated with preparing taxes, he has interacted

with other municipalities and our tax department employees are exceptional. Mayor Smith stated that we are fortunate to have them.

15. Burke thanked everybody for everything they are doing because our community is functioning very well.

Burke stated that she talked to Haddix about a traffic issue in Rivers Edge. Burke said she has had constituents request a three-way stop at Riverview Court and Bridgewater Drive. There are 30-40 children in the neighborhood and people are occasionally speeding and wanted to make Council aware of this issue.

16. Madison stated with the upcoming bridge closure and the 16-mile detour that a good percentage of these people will be coming through the Village. He wants to make sure that we are prepared for this and that we have contacted the Engineer's Office, Sheriff's Office for additional staff, and have the proper signage. Mayor Smith agreed and said if we need additional signage it will be put up. Harrison asked with the additional traffic if a three-way stop is needed at Pike Street and Lebanon Road. Mayor Smith said that we will look at this with the Sheriff's Department and see what they suggest. Mayor Smith stated that this will be a challenge for seventy-five days.

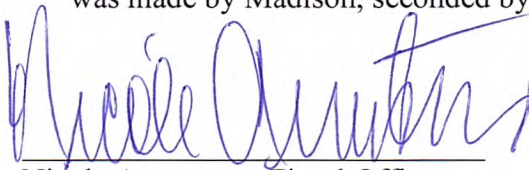
17. Allen said that the "Welcome to South Lebanon" sign on River Road sign is now readable, looks so much better, and thank you.

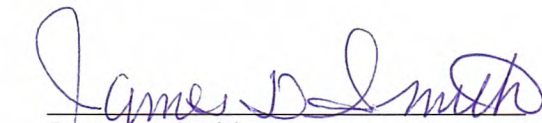
Allen stated that we have a dedicated staff that works hard every day and she expressed her appreciation.

18. Harrison agreed with Allen about the staff; dealing with the flooding and with the pandemic. She was impressed with the flooding clean-up and the quick response blocking the streets and how smoothly it all went.

19. Corcoran announced on June 19<sup>th</sup>, the Stonebrook Community will have a recognition/memorial service for George Teasdale at 6:00 p.m. outside the pool area at the clubhouse. Mayor Smith stated that George was a good man. Madison said he sat next to Councilmember Teasdale for two years and agreed just how nice George was. Mayor Smith said that he was a smart individual and if anyone could handle being President of the Stonebrook HOA, it was George.

20. Mayor Smith asked for a motion to adjourn the meeting at 7:14 p.m. A motion was made by Madison, seconded by Corcoran, all yeas.

  
Nicole Armstrong, Fiscal Officer

  
James D. Smith, Mayor