

**CITY OF SOUTH LEBANON
REGULAR MEETING MINUTES
October 21, 2021
6:30 P.M.**

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

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

Maryan Harrison – Present
Bill Madison – Present
Rolin Spicer – Present

3. GUESTS

Richard Bertagna, Lebanon Area Chamber of Commerce, provided updates from the Chamber. The Chamber would like contact information for the local, South Lebanon, businesses so that these businesses may be contacted to come to the Chamber and talk about their business, what is working, what is not. Tina Williams stated that the Mayor's Court Clerk has this information, and it will be forwarded to him. Bertagna asked if the Chamber would be able to meet here at the Municipal Building once per quarter to which Jerry Haddix asked for the dates of these meetings to be emailed to him. Bertagna suggested that the food truck event be expanded for next year adding more trucks, a band, and possibly a car show. Also, once the new home construction down by the trail is completed South Lebanon could have a Home-A-Rama event, we could start by contacting the builder. Corcoran shared that Brenda Combs with the Historical Society had bands and food trucks at the July 4th event however he believes that there may be a communication gap within South Lebanon. Bertagna stated that the Chamber could help with this as they have people who work on marketing. Brenda Combs shared that there is a South Lebanon events web page. Allen discussed the professional recreation committee, from roughly 10 years ago, that reported to the council. They would reach out to people and organize events.

4. Mayor Smith opened the floor to the public.

Scott Doughman discussed what has been going on with his daughter, Sarah. Haddix read an email from Scott to Mayor Smith regarding Sarah's recent high school accomplishments in both sports and academics and her future plans to study biological sciences at Ohio University. Mayor Smith discussed the Doughman family and their involvement in the community over the years. Doughman remarked that he wanted the City to be proud of Sarah.

A motion was made to draft a resolution supporting the accomplishments of Sarah Doughman by Madison, seconded by Burke, all yeas.

Peter Geraci, 5450 Station Drive South Lebanon, addressed the Council and passed out handouts regarding placing No Parking signs in the Stone Brook subdivision. The residents are asking that the 12 streets in the community be lined on one side with No Parking signs where the fire hydrants are located. This would be for community safety. Per Geraci there were 2 ordinances passed recently by the Council for no parking, 2021-6 and 2021-9. Further discussion ensued regarding the street widths and, how many signs would be needed per Ohio Fire Code. Corcoran asked to put this on the agenda for the next meeting and then begin the process of the 3 readings to make sure to not alienate any other viewpoints. Madison stated that he believes this does need to be looked at, if not the next meeting at a future meeting. Geraci asked if there would be a cost to Stone Brook to which Mayor Smith stated that there would be no cost to the community for the signs. Jeff Boylan noted that the requirements for the parking signs are that they are 2' over and 7' high.

Alex Martin, Drees Homes, thanked everyone for their time and consideration in the matter of Ordinance 2021-31. Drees Homes believes that South Lebanon is a city on the rise and it is something that Drees wants to invest in.

Mayor Smith closed the floor to the public.

NEW BUSINESS

5. ORDINANCE 2021-31, AN ORDINANCE ACCEPTING THE ANNEXATION OF 10.5383 ACRES IN HAMILTON TOWNSHIP, WARREN COUNTY, OHIO TO THE CITY OF SOUTH LEBANON, OHIO, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Madison, seconded by Corcoran, all yeas. By title only, Ordinance 2021-31, a motion to adopt was made by Madison, seconded by Burke, all yeas.

6. RESOLUTION 2021-47, FIRST READING, A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE AN AGREEMENT WITH THE WARREN COUNTY SOIL AND WATER CONSERVATION DISTRICT
7. RESOLUTION 2021-48, A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A RECORD PLAT FOR AUBURN GROVE SUBDIVISION, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Corcoran, seconded by Madison, all yeas. By title only, Resolution 2021-48, a motion to adopt was made by Burke, seconded by Corcoran, all yeas.

8. RESOLUTION 2021-49, A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A DEVELOPMENT AGREEMENT FOR AUBURN GROVE SUBDIVISION WITH M/I HOMES OF CINCINNATI, LLC, 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 2021-49, a motion to adopt was made by Madison, seconded by Burke, all yeas.

9. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment (\$415,197.14) was made by Burke, seconded by Harrison, all yeas.

10. APPROVAL OF THE SEPTEMBER FINANCIAL STATEMENTS

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

11. APPROVAL OF MEETING MINUTES

Regular Meeting – September 16, 2021

A motion to adopt the minutes was made by Burke, seconded by Corcoran, all yeas.

12. COMMUNICATIONS & REPORTS

Mayor Smith

- a. Attended the DC Fly-In with the Chamber of Commerce. They met with Congressmen and Senators in different locations for different legislation regarding assistance for Warren County. The opportunity arose to discuss the Village becoming a City and in turn the Mayor of Springboro sent us a Proclamation. Senator Portman, US Senate, went on the Congressional Floor and put South Lebanon into the Congressional record. Williams read the tribute into our record. Mayor Smith continued discussing the DC trip stating that a flag was flown over the Capital for South Lebanon.
- b. Mayor Smith stated that there are now multiple items regarding the status change to becoming a City, however a photograph of the Council is still needed. Discussion ensued regarding having photographer, April Sova, take the picture.
- c. Creech's Landscaping is covering the stone for the Veteran's Memorial. Corcoran received the proofs for the monuments today and Mayor Smith and Corcoran showed copies of the proofs to the Council members.
- d. Today Lowes donated over 100 plants, which are being stored at the water tower until they can get them planted as Lowes also donated the manpower.
- e. The electric and the flag poles will be the last things put in place for the Veteran's Memorial.

Administrator Jerry Haddix

- a. Have been interviewing for the Utility Clerk position and are still working on it.
- b. Leaf Vac started today.
- c. The crack sealing is complete.
- d. Road salt has been ordered for the winter.
- e. Our playground equipment is aging and needs to be replaced. The State Capital Budget program goes through the Warren County Port Authority in coordination with the Chamber Alliance. They review all the applications for the State Capital Budget and submit those to our representatives and to the state. The deadline is November 5, 2021, to get the application to the county for fiscal year 2023/2024.

A motion was made for submitting an application for playground improvements at Veteran's Park by Burke, seconded by Allen, all yeas.

- f. The construction has begun on Mason-Morrow-Millgrove Road regarding the Redwood Homes site. The new staff will be more involved in this project.

Assistant Administrator Jeff Boylan

- a. The lift stations were recently serviced, and the wastewater pumps need replaced. The biggest problem has been at the Corwin/Nixon lift station in regard to the grease from the restaurants. We are currently working on a grease program, and are testing some chemicals to help however the pumps need to be replaced. The price to replace two pumps is \$66,450.00. We have an older backup pump at the Main Street lift station that is going to be rebuilt and then there is another one on 48 that is not working. It'll be \$22,320.00 to rebuild two pumps and get them back in service. The total would be \$88,770.00 to get the systems functioning.

A motion was made to replace and rebuild four pumps by Burke, seconded by Allen, all yeas.

Solicitor Andrew Meier

- a. We are in a transitional phase from village to city. In the next month or so we will have a presentation that provides available options to educate the council and citizens of the City so that educated decisions can be made.

Sgt. Corey Adams

- a. Vehicle thefts are still occurring, primarily in Hamilton Township, the edge of South Lebanon, and the edge of Union Township. Pay attention and keep valuables out of your cars. We have also gotten some reports of where they are going into garages and taking cars.
- b. Recently there have been three catalytic convertor thefts.

Bill Madison

- a. Inquired as to the status of the Lebanon Road project to which Haddix stated that we are waiting on Barrett's road crew to come in. Haddix continued stating that we will have the road closed signs through the end of the month and he will get an update on the project.

Bryan Corcoran

- a. Received an email from Pastor David Frasier of the South Lebanon Baptist Church. The church will be celebrating 75 years of worship here in South Lebanon.
- b. Noted that there were two homeowner associations represented this evening at the Council meeting.
- c. Shared that Mayor Smith had met with his oldest son and offer encouragement as he is attempting to get into the Marine Corps officer program.
- d. Remarked that they are looking at Memorial Day weekend as the grand opening for the Veteran's Memorial.

Linda Burke

- a. Remarked that her neighborhood does have No Parking signs on the hydrant sides of the streets, and they still have problems with parking. This needs to be looked at throughout the City.
- b. Would like to have sidewalks at the park crossings and lines painted on the roadways.

Linda Allen

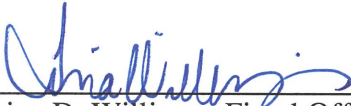
- a. It is great to see the community coming to the council with issues, ideas, and actions.

Maryan Harrison

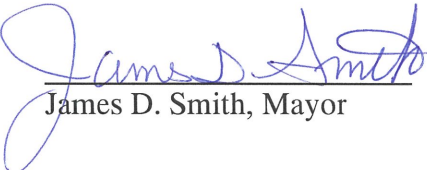
- a. Spoke on the passing of Brenda Sargeant.
- b. There are 2 flags coming and we need to decide what to put on the certificates. Harrison shared that when she spoke earlier with Corcoran he had suggested “In honor of our nations veterans from South Lebanon”. Harrison asked what date should be put on the certificate to which Mayor Smith stated that they are still working on the details so let’s wait on the certificates. Harrison asked Mayor Smith to write out exactly what he would like on them, and she will forward the information on.

Rolin Spicer

- a. Stated that it is an honor to preside over this City at such a pivotal moment in its history.
13. Mayor Smith asked for a motion to adjourn the meeting at 7:43 p.m. A motion was made by Allen, seconded by Burke, all yeas.



Petrina D. Williams, Fiscal Officer



James D. Smith, Mayor

For an audio copy of the Oct. 21, 2021 minutes of the City of South Lebanon Council regular meeting, please contact Fiscal Officer at twilliams@southlebanonohio.org.