

**CITY OF SOUTH LEBANON
REGULAR MEETING MINUTES
December 2, 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. OATH OF OFFICE

Mayor Smith conducted the swearing in ceremony for the newly elected officials; Linda Allen, Linda Burke, Brenda Combs, and Rolin Spicer.

Photos were taken by Remember When Portraits, LLC.

4. Mayor Smith opened the floor to the public.

Lyndsey Termuhlen, 4582 Kelly Court, is concerned about the land behind Kelley Court. As she understood, Ryan Homes owned the land and it was originally to be the 4th phase of the neighborhood however they sold it to a development company. There have been individuals occasionally back there doing water testing or something; she would like to know what has been going on and what the future plans are.

Tatum Kenter, 4563 Kibbey Lane, expressed concern for what may be going on in the subdivision area including increased traffic. She would like to know who owns the property and hopes that if there is development that it be single family housing.

Mayor Smith stated that nothing has been submitted for development of that area. However, if a contact name and number is given to the city we can pass along any information that we receive and we will reach out to the developer.

Jerry Haddix remarked that Lebanon Mason, LLC is the current owner of the property. It is also private property and he does not know what they are testing. The property is zoned R3 which is single family up to multi family. When asked if the city can change the zoning Haddix remarked that there are 3 options; the council can initiate a zone change, the property owners can initiate a zone change, or the planning commission can as well.

Edward Traynor, 4557 Kelly Court shared that they are just curious with what is planned for the area and what timeframe they are on.

Bill Madison stated that the municipality sets the guidelines for developers through ordinances and the land and how it is zoned. Developers then come and buy private property and we do not have access or communication with the developers until they provide information to us. As long as what they want fits within the ordinance and zoning they are able to build.

Discussion ensued between the Council and Riverside residents regarding what Ryan Homes had led them to believe when they purchased their homes.

Mayor Smith closed the floor to the public.

NEW BUSINESS

5. RESOLUTION 2021-54, FIRST READING, AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH CHOICE ONE ENGINEERING FOR CONSULTING ENGINEER SERVICES FOR THE PAULINE DRIVE STORMWATER PROJECT
6. RESOLUTION 2021-55, AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH MCGILL SMITH PUNSHON INC. FOR CONSULTING ENGINEER SERVICES FOR THE ZOAR ROAD WATERLINE PROJECT, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Madison, seconded by Allen, all yeas. By title only, Ordinance 2021-30, a motion to adopt was made by Burke, seconded by Madison, all yeas.

7. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment (\$48,856.18) was made by Burke, seconded by Madison, all yeas.

8. APPROVAL OF MEETING MINUTES
Regular Meeting – November 4, 2021

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

OLD BUSINESS

9. ORDINANCE 2021-37, SECOND READING, AN ORDINANCE ESTABLISHING A NO PARKING REGULATION AND AUTHORIZING NO PARKING FIRE LANE SIGNAGE THROUGHOUT THE STONEBROOK SUBDIVISION
10. ORDINANCE 2021-38, SECOND READING, AN ORDINANCE ESTABLISHING WARDS WITHIN THE CITY OF SOUTH LEBANON AS REQUIRED BY OHIO REVISED CODE 731.06, AND DECLARING AN EMERGENCY

11. COMMUNICATIONS & REPORTS

Mayor Smith

- a. Shared that the control panel on the main lift station for the sewer system has been replaced. All the pumps are now in operation except for the 2 to be replaced by Target. We will be looking at the new programs for cleaning system and putting the proper chemicals in to keep from eroding the concrete and help with the smell. The new sewer system will be going out for bid shortly.
- b. The Veteran's Memorial is moving right along with the caps for the granite being ordered. Lowe's brought a team of employees out and provided all the landscaping (plants and personnel) around the monument. The area has been graded and seeded. The flag poles are on site however they will not be installed until after the caps are done as the poles could be damaged. The dedication is set for May 21, 2022. The final pavers for the front were picked up from Creech's Landscaping. The pavers may be purchased and have a name engraved into them and then placed at the Memorial.

Fiscal Officer Tina Williams

- a. Nothing to report.

Administrator Jerry Haddix

- a. The Municipal League party will be at the Springboro Heatherwoode Golf Course.
- b. Angie Smith with the Lebanon Area Chamber of Commerce dropped off the wristbands for the Lebanon Horse Parade.
- c. There will be a Planning Commission meeting next Tuesday at 6:00 p.m. for the Archdiocese rezoning on Zoar Road. This is the 1st public hearing.
- d. In the packet is an email from Bill Kocher, a Stone Brook resident and the City Manager for Mt. Healthy.
- e. Leaf pickup will have one more pickup in the middle of December.
- f. The City Christmas party is tomorrow night at the Mason Golf Center with dinner beginning at 6:30 p.m.
- g. Jody Davis of 113 E. Forest Avenue spoke at the last council meeting regarding the parking issues on Forest Avenue. We have looked at it, pictures were shown, and it is being suggested that there be no parking between Section Street and High Street on both sides. Possible ordinance the first of the year.

Assistant Administrator Jeff Boylan

- a. Cutting down trees has started for low hanging limbs and will last for the next two weeks.

Solicitor Andrew Meier

- a. Nothing to report.

Sgt. Corey Adams

- a. The Target complex has had some reports of suspicious individuals and vehicles. If you see anything call dispatch and have a Deputy come out and give them a description and plate number if possible.
- b. Residents from Riverside Subdivision asked about the previous vehicle break-ins to which they were advised that they are still under investigation and cannot be discussed at this time.

Bill Madison

- a. Inquired if there is a letter on record or if one could be developed with all the Council Members signatures to thank the major donors to the Veteran's Memorial.
- b. Complimented the Sheriff's Department and thanked them.

Bryan Corcoran

- a. Spoke about the Sheriff's Department and how they step up to calls.
- b. Congratulated the new Council members.
- c. Shared that April 10, 2022 will be the next City Cleanup to which he will be heading up.

Linda Burke

- a. Thanked the City staff for everything that they do.
- b. Wished the best to Council Member Bryan Corcoran.
- c. Requested that the sidewalks be repaired in the historical part of the city, as well as painting the crosswalks around the parks and street lines on the roads.

Linda Allen

- a. Thanked Council Member Bryan Corcoran for his service to the city.
- b. Spoke to the constituents in the room thanking them for placing her back on the council.

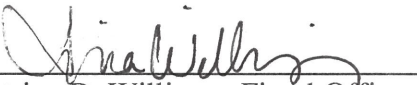
Maryan Harrison

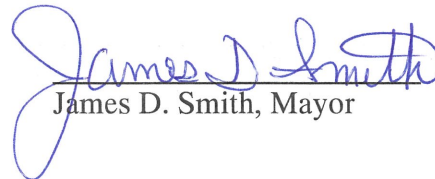
- a. Welcomed Brenda Combs to the council, congratulated those who were re-elected.
- b. Thanked law enforcement for all that they do.
- c. Remarked that she would also like to have some lines painted on the streets to which Mayor Smith stated that the lines will be painted and the sidewalks will be looked at.
- d. The Starbucks line is getting out of hand and becoming dangerous. Meier will investigate it.

Rolin Spicer

- a. Nothing to report.

12. Mayor Smith asked for a motion to adjourn the meeting at 7:26 p.m. A motion was made by Allen, seconded by Corcoran, all yeas.


Petrina D. Williams, Fiscal Officer


James D. Smith, Mayor

For an audio copy of the Dec. 2, 2021 minutes of the City of South Lebanon Council regular meeting, please contact Fiscal Officer at twilliams@southlebanonohio.org.