

**CITY OF SOUTH LEBANON
REGULAR MEETING MINUTES**

March 3, 2022

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
Brenda Combs – Present

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

3. GUESTS

Larry Sims, Warren County Sheriff, provided a “Year in Review 2021” report and briefly discussed the past years highlights including the new facility and jail that has 499 beds and should be paid for by the end of 2022.

Matt Nolan, Warren County Auditor, shared that Warren County is in the best fiscal position it has ever been in. Warren County gave the largest tax rollback in Ohio history this year with over 40 million dollars returned to taxpayers. Further discussion ensued regarding the state of the county finances, growth in the county, and property values.

4. Mayor Smith opened the floor to the public.

Jerry Haddix discussed the water filling station and the recent Ohio EPA Audit/Review of the city’s water system on February 28, 2022. Sharing that the filling station must be closed immediately, (March 4, 2022), until it meets specifications for the backflow prevention.

A video presentation was shown of what the current water filling station looks like compared to other filling stations around the area.

Haddix stated that there are a lot of improvements that need to be made to make this a usable water station. However, the main culprit is the required missing air gap between where the water comes out and goes into a funnel like devise to allow the water to flow into a container.

Haddix reached out to the Village of Waynesville to inquire as to how much they spent last year on their new water filling station. The cost was roughly \$140,000.00 to which they take in \$8,000.00 - \$12,000.00/month in revenue. We take in roughly \$5,000.00/year in revenue with our water filling station. Our rate is \$5.00/thousand gallons, while Cincinnati Water Works charges us \$2.69/thousand gallons and they are projecting to increase that rate in July to \$2.88/thousand gallons. We have reached out to the company

who handled the Waynesville station, but we are estimating that it will cost between \$30,000.00 and \$40,000.00 to make it a serviceable filling station.

There is a budget committee next week and we will put this on the list to discuss.

Madison inquired as to when we were last audited by the OEPA to which Haddix commented that they usually visit every 3 years. Madison asked who maintains the station and Haddix stated that the system is maintained by the city but primarily used by the township. Mayor Smith shared that all city residents are on our water system. Haddix stated that an option is to raise the rates to make it economically feasible but at what point is it too high for people to afford to use the water. Madison asked if this has anything to do with fire suppression to which Haddix remarked that it does not.

Burke asked if anyone had reached out to Union Township regarding partnering up for the improvements as most of the users live in the township. Union Township Trustee Fred Vonderhaar stated that Jeff Boylan has reached out with a partial description of needed updates, however no total cost was given for the updates. Boylan remarked that that information was before the OEPA visit and none of that information has been shared at this time. Vonderhaar stated that he is only 1 of the 3 Trustees but he would be open to looking into this.

Allen questioned whether doing these upgrades would bring in haulers from other areas to which Vonderhaar remarked that South Lebanon is centrally located in the county it would have to be a positive. Allen stated that the city needs to get a quote and then contact the Township to which Vonderhaar agreed.

Connie Fox Langdon, 1038 Shawhan Road Morrow, asked what specifically the Ohio EPA wants fixed and if volunteers can help with that. Boylan remarked that the Ohio EPA is focusing on the backflow prevention. Mayor Smith stated that no volunteers can be used as they must use licensed individuals when working with the water system.

Mike Langdon, 1038 Shawhan Road Morrow, stated that the Morrow water station is not that different from the one in South Lebanon and it is okay. Why is it so expensive to update/fix and why has the coin machine never been fixed? Haddix commented that they have been looking at the entire system and getting prices.

David Pitman, 908 Shawhan Road Morrow, asked if there is a plan to fix the system. Haddix remarked that they are working to see what can be done. Madison commented that it is a process and will take time.

Connie Fox Langdon asked who would be looking into this and it was stated by Council that Haddix and Boylan will be. Allen stated that bids will be taken and given to Council and then taken to the Union Township Trustees. Haddix commented that the main beneficiaries of the system are the Township residents. Allen stated that a possible option could be to turn the system over to the Township.

Tim Roberts, 826 Turtle creek Union Road Lebanon, asked if any money has been put into this building since it was moved in the 1980's or 1990's to which Mayor Smith commented that it has been periodically fixed over time and in the last few weeks there have been discussions regarding funding; then the Ohio EPA gave their evaluation and there are now other issues. There is a possible path forward with Union Township.

Connie Fox Langdon stated that there are families that will suffer while the Council is trying to make decisions. She can go to Morrow to get water however it will impact her customers financially.

Mayor Smith closed the floor to the public.

NEW BUSINESS

5. ORDINANCE 2022-07, AN ORDINANCE AUTHORIZING THE CITY OF SOUTH LEBANON TO UNITE WITH AND JOIN THE WARREN COUNTY COMBINED HEALTH DISTRICT, AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A CONTRACT TO UNITE WITH AND JOIN THE WARREN COUNTY COMBINED HEALTH DISTRICT, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Madison, seconded by Burke, all yeas. By title only, Ordinance 2022-07, a motion to adopt was made by Madison, seconded by Burke, all yeas.

6. RESOLUTION 2022-06, A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH SWEEPING CORP OF AMERICA TO PROVIDE STREET SWEEPING SERVICES IN 2022, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Burke, seconded by Madison, all yeas. By title only, Resolution 2022-06, a motion to adopt was made by Burke, seconded by Madison, all yeas.

7. RESOLUTION 2022-07, A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE AMENDMENT #1 TO AGREEMENT WITH CHOICE ONE ENGINEERING FOR THE MASON-MORROW-MILLGROVE ROAD PROJECT PHASE TWO, 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 2022-07, a motion to adopt was made by Burke, seconded by Madison, all yeas.

8. RESOLUTION 2022-08, A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE AMENDMENT #1 TO AGREEMENT WITH MCGILL SMITH PUNSHON INC. FOR THE MASON-MORROW-MILLGROVE ROAD WATERLINE EXTENSION PROJECT, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Allen, seconded by Burke, all yeas. By title only, Resolution 2022-07, 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 (\$88,101.36) was made by Madison, seconded by Burke, all yeas.

10. APPROVAL OF MEETING MINUTES

Regular Meeting – February 17, 2022

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

11. COMMUNICATIONS & REPORTS

Mayor Smith

- a. Spoke on the easements the City is attempting to obtain from the Oeders' regarding the completion of the water line project along Mason-Morrow-Millgrove Road. The Oeders' are now wanting to put a culvert in under the road; we have had our professional staff look at it and this is not a feasible option as there are a large number of utilities running under the road already.

Andrew Meier stated that a motion is needed to proceed with hiring appraisers, title examiners, and to engage in a negotiation or other proceedings to survey, mark, and then take action if necessary to obtain an interest; either an easement or otherwise to make sure we have the ability to continue the water line project. There are several developments down the road that are going to need the water, we thought we had an agreement but now we do not and we need to take action and if that means to obtain an easement through court proceedings authorization is necessary. Without this water line it will have a very significant and negative impact on the development down the road.

A motion to proceed with hiring appraisers, title examiners, and to engage in a negotiation or other proceedings to survey, mark, and then take action if necessary to obtain an interest; either an easement or otherwise to make sure we have the ability to continue the water line project was made by Burke, seconded by Madison, all yeas.

- b. Stated that one of the main trunks that comes in with the high-pressure line for the sewer that runs to the plant down Mason-Morrow-Millgrove Road makes a right-hand turn and goes down a property on it's way to a municipal property. This was done in 1986 and no agreements can be found. This is another area that we need to research as with the water line.

Meier stated that nothing has been recorded related to any type of easement or other interest in that sewer trunk line from Mason-Morrow-Millgrove Road to the sewer plant. We need to send people onto the property to survey it, mark it and make sure that there is not going to be any digging or anything else around the main trunk going to the sewer plant.

A motion to proceed with the survey, marking, and making sure that there is not going to be any digging or anything else around the main trunk going to the sewer plant from Mason-Morrow-Millgrove Road was made by Madison, seconded by Burke, all yeas.

- c. The Veteran's Memorial is winding down with the wiring finishing up on Saturday and the caps coming in Tuesday. Donations continue to flow in. The bricks are selling okay and if we sell all of them it may be enough money to do the shelter.

Fiscal Officer Tina Williams

- a. The Tax Clerk position has been filled; Elysa Scott will start on March 14, 2022. The last 5 years she has been with LCNB working in their Depository/Legal Division.
- b. This week we met with our insurance broker about our medical premiums and our Anthem premiums will be increasing 3.5% on our renewal date of May 1, 2022.
- c. The Finance Committee will be meeting Monday at 8:30 a.m. to discuss the final permanent appropriations for the 2022 budget year.

Administrator Jerry Haddix

- a. The Ohio EPA had other issues besides the water fill station that we are trying to wrap up.
- b. April 2, 2022 is the City Clean-Up; Bryan Corcoran will still be heading this up.

Sgt. Adams stated that Citygate Church in Lebanon has reached out regarding some community service options in the Lebanon/South Lebanon area for April. Often times the congregation gets involved in clean-ups and this could be the perfect opportunity. Adams will be contacting Corcoran to pass along the contact information.

- c. The 48/Corwin Nixon project is set to start on March 14, 2022.
- d. The King Avenue bridge preconstruction meeting is March 15, 2022. For this project traffic will be diverted to alternate routes which will affect the city, especially Mason-Morrow-Millgrove Road.
- e. Municipal training for Burke, Harrison, and Combs with a breakout session for cities. Per Williams everyone will need to take this training with the Ohio Attorney General's office during their term. Haddix will check to see who has signed up to take it virtually. Combs asked if they could watch it virtually at the Municipal Building to which Haddix commented that they could.
- f. Riverside Subdivision would like to have no parking on the fire lane side of their subdivision. They will need to have a representative come to Council and give a presentation to start that process.
- g. Court Clerk Dee Haltman has given her resignation, effective March 15, 2022.
- h. Shared that the Loveland Bike Trail will be closed all summer at Kings Mills.

Assistant Administrator Jeff Boylan

- a. The Ohio EPA is taking a lot of time.
- b. Kings Mills Road is closed. Haddix stated that was for a 3-day closure on Miami Avenue.

Solicitor Andrew Meier

- a. Nothing to report.

Sgt. Corey Adams

- a. Will watch the closure and traffic on Mason-Morrow-Millgrove Road.
- b. The Stonebrook Subdivision no parking signs are up on the fire lanes and beginning on April 1, 2022 they will begin giving citations for violators.
- c. Warren County now has a mobile scales truck and we are testing it this month; citations will be sent to the Mayor's Court. There is an ORC section that addresses overweight vehicles, a certain portion of the ticket is sent to the engineer's office and a certain portion to the Mayor's Court.
- d. Appreciates all the support he has received.
- e. The police post in South Lebanon is about done and ready for tours so just let him know if you would like to see it.

Bill Madison

- a. Thanked the City employees for all that they do.

Brenda Combs

- a. Nothing to report.

Linda Burke

- a. Shared that the Loveland Bike Trail has satanic graffiti on the path as well as on a bridge going towards Kings Mills. Haddix stated that he had passed that along to the Friends of the Little Miami State Park. They take care of the maintenance on the bike trail and they had also asked him if a water fountain could be added along the trail. Haddix commented that he would look into the water fountain request.
- b. Remarked on what would be most beneficial for the citizens of the City regarding the water fill station.
- c. Thanked the City staff for all they do.

Linda Allen

- a. Nothing to report.

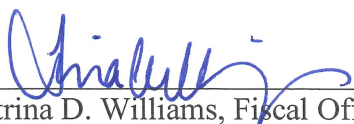
Maryan Harrison

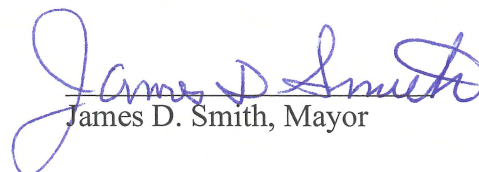
- a. Thanked the City employees and Police for their hard work.
- b. Shared her thoughts on hoping that Union Township will take over the water fill station.

Rolin Spicer

- a. Stated that at one time Councilman Corcoran had requested that a restroom be placed along the bike trail, he is just wanting an update. Mayor Smith stated that they are looking at locations.

12. Mayor Smith asked for a motion to adjourn the meeting at 8:00 p.m. A motion was made by Madison, seconded by Allen, all yeas.


Petrina D. Williams, Fiscal Officer


James D. Smith, Mayor

For an audio copy of the Mar. 3, 2022 minutes of the City of South Lebanon Council regular meeting, please contact Fiscal Officer at twilliams@southlebanonohio.org.