

**CITY OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
March 17, 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

Mary Corcoran, 424 Creekborough Court – South Lebanon, discussed the Community Clean Up scheduled for April 9, 2022 from 9:00 a.m. to 12:00 p.m. Corcoran requested that the Council support and be present at the event as well as assist with getting the word out via social media (Chamber of Commerce/website/utility bills/ marquis sign). A flyer was created and will be emailed to Haddix on Friday, 3/18/2022. Corcoran will be reaching out to community leaders and local businesses to request donations for supplies. A local church has already reached out wanting to volunteer at the clean-up. It was also requested that the City have someone working during the event to unlock the restrooms at Rogers Park and that the Mayor bring his tractor. The Rumpke trash dumpster and food trucks have already been arranged. Haddix commented that Rumpke will be there from 8:00 a.m. to 12:00 p.m. Combs shared that her and her husband will donate all the hand sanitizer and some trash bags for the event. Combs and Burke volunteered to assist at the clean-up.

Bryan Corcoran, 424 Creekborough Court – South Lebanon, shared that he turned in his key fob for the Municipal Building to Haddix. Corcoran also updated the Council on the Veteran’s Memorial Ceremony to be held on May 21, 2022. Giving a list of some of those who will be in attendance as well as sharing that the Kings Marching Band will play during the ceremony, a Marine Corps Color Guard, and a War of 1812 reenactment group will be there also. Mayor Smith gave a brief video preview and description of what some of the granite will look like, along with some historical facts; Haddix read some of what will be written on the granite.

4. Mayor Smith opened the floor to the public.

Ryan Giltz, 484 Mary Lane – South Lebanon, requested an update on the water issue on Mary Lane and asked if anything would be done for those effected. Haddix stated that currently there is an engineer working on a design to catch water from the bottom of the hill, before the houses, and divert it around Claude Avenue down to Mary Lane. They are also working on getting easements from property owners, once that is done, they can finish the design. Mayor Smith and Haddix stated that the Council has already

committed funds to this project. Haddix commented that once the design is complete the project will go out for bids. Giltz shared water issues he has been having in his basement and he asked for compassion from the Council.

Mayor Smith closed the floor to the public.

#### NEW BUSINESS

5. ORDINANCE 2022-09, AN ORDINANCE TO MAKE “PERMANENT” APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF SOUTH LEBANON, STATE OF OHIO, FOR THE PERIOD OF JANUARY 1, 2022 THROUGH DECEMBER 31, 2022, AND DECLARING AN EMERGENCY

Williams gave a video presentation over the proposed 2022 operating budget and highlighted expected revenue collections and fund balances. Further stating that the major goal of the operating budget is to provide sound fiscal administration and ensure that we are spending at sustainable levels.

Williams requested to change the City’s legal level of budgetary control; the level appropriations are approved by Council. Currently approvals are done at the account/object level and the request is to change to a fund/department and major object level.

A motion to waive the three-reading rule was made by Madison, seconded by Combs, all yeas. By title only, Ordinance 2022-09, a motion to adopt was made by Burke, seconded by Madison, all yeas.

6. ORDINANCE 2022-10, AN ORDINANCE TO REPURPOSE THE MASON-MORROW-MILLGROVE ROAD PHASE 1 CAPITAL PROJECTS FUND AND ESTABLISH THE MASON-MORROW-MILLGROVE ROAD PHASE II CAPITAL PROJECTS FUND, 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 2022-10, a motion to adopt was made by Madison, seconded by Burke, all yeas.

7. ORDINANCE 2022-11, AN ORDINANCE ESTABLISHING A CAPITAL PROJECTS FUND FOR THE CORWIN-NIXON STATE ROUTE 48 INTERSECTION PROJECT, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Burke, seconded by Allen, all yeas. By title only, Ordinance 2022-11, a motion to adopt was made by Madison, seconded by Allen, all yeas.

8. ORDINANCE 2022-12, AN ORDINANCE TO PROVIDE AN EFFECTIVE MEANS FOR PROTECTING THE PUBLIC WATER SYSTEM FROM CONTAMINATION DUE TO BACKFLOW OF CONTAMINATES THROUGH THE WATER SERVICE CONNECTION INTO THE PUBLIC WATER, AMENDING ORDINANCE NO. 2018-1, AND DECLARING AN EMERGENCY

Burke asked if this was for both private and public to which Haddix remarked that it was. Further stating that it is required of all private businesses that require backflow prevention. This would also include private homes with a separate meter that have lawn garden sprinkler systems that require backflow prevention. This was a result of the recent OH EPA visit.

A motion to waive the three-reading rule was made by Madison, seconded by Allen, all yeas. By title only, Ordinance 2022-12, a motion to adopt was made by Burke, seconded by Madison, all yeas.

9. RESOLUTION 2022-09, A RESOLUTION APPROVING AND FURTHER AUTHORIZING MAYOR AND FISCAL OFFICER TO EXECUTE A DISPLAY CONTRACT WITH ROZZI'S FAMOUS FIREWORKS FOR A FIREWORKS DISPLAY IN THE CITY ON JULY 4<sup>TH</sup>, 2022 AND JULY 4<sup>TH</sup>, 2023, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Combs, seconded by Madison, all yeas. By title only, Resolution 2022-09, a motion to adopt was made by Burke, seconded by Madison, all yeas.

10. RESOLUTION 2022-10, A RESOLUTION APPROVING AND AUTHORIZING THE ISSUANCE OF A NOTICE OF AWARD TO O-HEIL SITE SOLUTIONS FOR THE CONSTRUCTION OF THE MEMORIAL PARK STORMWATER DRAINAGE PROJECT AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE A CONTRACT FOR THE SAID IMPROVEMENT PROJECT AND THEREAFTER ISSUANCE OF A NOTICE TO PROCEED, AND DECLARING AN EMERGENCY

Haddix gave a video presentation of what the project will entail in design and looks. There were 2 parts of the project bid on, the excavation and the landscaping. This contract is for the excavation and drainage portion. Later, we will obtain an independent contractor or use in house personnel for the landscaping.

A motion to waive the three-reading rule was made by Madison, seconded by Combs, all yeas. By title only, Resolution 2022-10, a motion to adopt was made by Madison, seconded by Burke, all yeas.

11. RESOLUTION 2022-11, A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO SIGN A PRE-ANNEXATION AGREEMENT WITH MNR INVESTMENT LLC, AND DECLARING AN EMERGENCY

Mayor Smith, Haddix, and the Council discussed the properties around this area on Mason-Morrow-Millgrove Road and a possible new business, a convenience store with a gas station.

A motion to waive the three-reading rule was made by Allen, seconded by Madison, all yeas. By title only, Resolution 2022-11, a motion to adopt was made by Madison, seconded by Combs, all yeas.

12. RESOLUTION 2022-12, A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH MCGILL SMITH PUNSHON INC. FOR CONSULTING ENGINEER SERVICES FOR THE RIVER CREEK LOFTS LIFT STATION PROJECT, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Allen, seconded by Madison, all yeas. By title only, Resolution 2022-12, a motion to adopt was made by Burke, seconded by Combs, all yeas.

**13. A motion to authorize the purchase of master meter parts from a single source vendor, Ferguson Waterworks, for an amount not to exceed \$60,000 was made by Madison, seconded by Burke, all yeas.**

**14. A motion to authorize the Fiscal Officer to send an Amended Certificate to the Warren County Auditor for fiscal year 2022 was made by Madison, seconded by Burke, all yeas.**

15. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment (\$216,009.50) was made by Burke, seconded by Madison, all yeas.

16. AUTHORIZATION OF SOLICITOR'S INVOICE

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

17. APPROVAL OF THE FEBRUARY 2022 FINANCIAL STATEMENTS

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

## 18. APPROVAL OF MEETING MINUTES

Regular Meeting – March 3, 2022

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

## 19. COMMUNICATIONS & REPORTS

### Mayor Smith

- a. Robert Duvall, the oldest veteran in South Lebanon, passed away recently. He would have been 103 this coming September.
- b. Update on the studies from the last City Council meeting, 3/3/22, for the water & sewer lines on Mason-Morrow-Millgrove Road. They were able to find the documentation for the sewer lines and will be on site surveying to show exactly where the sewer line is located (there is a 15' easement that runs the full length of the properties) then we will move forward with the next piece.
- c. Met with Lebanon to discuss the sewer plant and they indicated that they want to look at all the restaurants to make sure that we mirror each other. They are working on an ordinance that would allow us to look at the grease traps and things for the sewer. Haddix shared a photo and discussed the lift station behind Target and possible future legislation.

### Fiscal Officer Tina Williams

- a. Shared that the new Tax Clerk, Elysa Scott had started on Monday, 3/14/22.

### Administrator Jerry Haddix

- a. Met with the Tax Incentive Review Council with Warren County on Monday, 2/28/22. This was to go over the TIF's and CRA's within the City. They approved the continuation of the Powder Factory and Water's Bend Apartments CRA's and the Riverside TIF.
- b. They are still working on getting all the signatures for the Mary Ellen Street replat.
- c. Corwin Nixon/48 project will be starting on Monday, 3/21/22 with restriping and lane reconfiguration.
- d. Engineers Office held a preconstruction meeting for the King Street bridge on Tuesday, 3/1/22. They have already started clearing and the first road closures could be in May with completion of the project hopefully in the fall of 2023.

- e. Met with the baseball team scheduler on Wednesday, 3/2/22, and we are trying to make improvements to the fields without having to invest too much money into it. A list of teams is still needed.
- f. Warren County Commissioners approved an application from CNC Locating. They are buying the property at 556 Mason-Morrow-Millgrove Road and will be building a 50 X 80 metal building at the back of the property. They do underground work installing fiber optics. Discussion amongst the Council regarding this purchase.

Assistant Administrator Jeff Boylan

- a. Nothing to report.

Solicitor Andrew Meier

- a. Nothing to report.

Sgt. Corey Adams

- a. Nothing to report.

Bill Madison

- a. Nothing to report.

Brenda Combs

- a. Mistakenly stated that a local resident had passed away.

Linda Burke

- a. Attended the Warren County Municipal League Board meeting on Wednesday, 3/2/22. The next meeting is April 20, 2022 at 6:00 p.m. at the Golden Lamb in Lebanon, Rocky Boiman will be the speaker.
- b. Notified that our membership fee for the Warren County Municipal League has gone up to \$750.00 now that we are a city.

Linda Allen

- a. Requested an update on the Flood Plan and FEMA to which Haddix commented that it is still under review as we have not received anything official at this time. Haddix did state that he would look into it however the most current map is on the FEMA website.

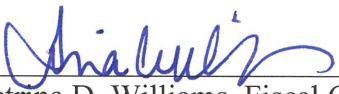
Maryan Harrison

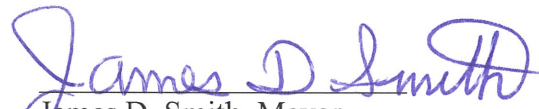
- a. Nothing to report.

Rolin Spicer

- a. Remarked that the clock in the Council Chamber needs to be reset.

20. Mayor Smith asked for a motion to adjourn the meeting at 7:57 p.m. A motion was made by Madison, seconded by Burke, all yeas.

  
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Petrina D. Williams, Fiscal Officer

  
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James D. Smith, Mayor

For an audio copy of the Mar. 17, 2022 minutes of the City of South Lebanon Council regular meeting, please contact Fiscal Officer at [twilliams@southlebanonohio.org](mailto:twilliams@southlebanonohio.org).