

**CITY OF SOUTH LEBANON
REGULAR MEETING MINUTES**

**April 7, 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

Richard Bertagna, Lebanon Area Chamber of Commerce, discussed the upcoming Veteran’s Memorial Dedication. Remarking that the Chamber could help with any press release that the City would like to make. Mayor Smith stated that Bryan Corcoran would be putting a press release together and would pass it along to the Chamber for their assistance with circulation.

4. Mayor Smith opened the floor to the public.

Josh Beckmann, 422 Lake Front Drive – Lebanon, congratulated the new council appointments, further remarking that he would be praying for the city and the upcoming election. He went on to thank the Council for their hard work.

Mayor Smith closed the floor to the public.

NEW BUSINESS

5. RESOLUTION 2022-14, FIRST READING, A RESOLUTION EXPRESSING THE COUNCIL’S INTENT TO SELL UNNEEDED, OBSOLETE OR UNFIT PERSONAL PROPERTY BY INTERNET AUCTION AND REQUIRING PUBLICATION OF THE SAME; AND AUTHORIZING THE MAYOR AND FISCAL OFFICER TO EXECUTE ON BEHALF OF THE CITY A CONTRACT WITH GOVDEALS, INC. FOR THE CALENDAR YEAR 2022

6. RESOLUTION 2022-15, A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, MAY 12, 2022, 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 FOR A ZONING MAP AMENDMENT FOR CERTAIN PROPERTIES LOCATED ON MASON-MORROW-MILLGROVE ROAD (PARCEL #'S 12-01-103-013, 12-01-103-015 AND 12-01-103-017) CONSISTING OF 4.4565

ACRES FROM I-1 [LIGHT INDUSTRIAL DISTRICT] TO B-2 [GENERAL BUSINESS DISTRICT], 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 2022-15, a motion to adopt was made by Madison, seconded by Burke, all yeas.

7. ORDINANCE 2022-13, FIRST READING, AN ORDINANCE AMENDING ORDINANCE 2020-24 REGARDING THE CITY'S SICK LEAVE POLICY AS DEFINED IN SECTION 6.03 OF THE CITY OF SOUTH LEBANON'S PERSONNEL POLICY AND PROCEDURE MANUAL

8. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment (\$127,770.71) was made by Combs, seconded by Madison, all yeas.

9. APPROVAL OF MEETING MINUTES
Regular Meeting – March 17, 2022

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

10. COMMUNICATIONS & REPORTS

Mayor Smith

- a. Discussion of the recent weather and trying to work things in when dry.
- b. Updated the Council on the progress of the Veteran's Memorial stating that the goal is to be completed by the end of the month.
- c. Explained how the Veteran's Memorial Dedication is planned to unfold on May 21, 2022.

Fiscal Officer Tina Williams

- a. Updated the Council on the request for tablets. Hopefully they will be available at the next Council meeting.

Administrator Jerry Haddix

- a. The Public Works position has been offered to Larry Easterly II; he will be starting in 2 weeks.
- b. We will be advertising for the Court Clerk position soon.

- c. Monday, 4/4/22, was the Planning Commission meeting. The owners of the southwest corner at 48 and Mason Morrow Millgrove Road are looking to rezone the property from Light Industrial to B2. They are planning on establishing a new Shell gas station and detached strip center/multi-tenant building.
- d. Waiting to receive equipment for the Zoar Road master meter project. Hopefully we will receive it in a timely manner and get it installed and have water available on Zoar Road as soon as possible.
- e. Still working on the Mary Ellen replat. There was an issue with one of the lenders however Andrew Meier is working on it.
- f. Congressman Chabot's office sent an email soliciting projects for the "Fiscal year 23 Community Project Funding". This is funding that congressman can present directly into the federal budget. This information is due to his office by April 20, 2022 and can be for either non-profits or public works projects. The only guidance given was that it must help the health and safety of the community. Two options that we have come up with are painting the inside of the water tower which is an EPA requirement and a minimum of \$500,000. The other option is doing some improvements to the Community Center as we are responsible for the roof and parking lot, they are wanting to put new windows throughout the building. Our idea is to put a match requirement where we would put in 10% of the project funding, Joshua's Place would cover 10% and then fund the other 80% with this program. There is no guarantee of funding, but we are talking \$700,000 - \$800,000 total project costs. The Congressman can submit 15 projects for the district.

A motion to submit the projects of painting the water tower and improvements to the Community Center to Congressman Chabot's office was made by Burke, seconded by Combs, all yeas.

- g. Community Cleanup is this Saturday, April 9, 2022. Regular trash; no tires, no wet paint, no freon. Mayor Smith stated that Firestone would be able to take a few tires.
- h. Discussed the Childress & Cunningham Architects promotional newsletter which included a featured article showing the updates they had done to the South Lebanon Municipal Building.

Assistant Administrator Jeff Boylan

- a. Gave an update to the Council on the bulk water station. The quote came back with an equipment cost of at least \$40,000 and concrete cost of \$10,000 - \$15,000. Allen commented that it should be turned over to the township. Williams remarked that the bulk water station was not included in this year's capital budget because the EPA has mandated the water tower be repainted and therefore a higher priority project. Boylan stated that there is a lot of

infrastructure that must go into the water station before it would be ready for the new equipment. It was shared that no one has heard back from the township regarding their interest in the bulk water station.

- b. Shared that one truck has been ordered however there is no idea of when we will receive it. He is also waiting on a quote for another.

Solicitor Andrew Meier

- a. Remarked that in reference to the Mary Ellen re-plat there is one lien holder who is holding out on signing the re-plat; the property owner has signed. The issue with the lien holder is that the legal description has changed for the property and there is additional real-estate that is now part of the owner's property, and the lien holder is concerned with just signing off on the re-plat. He has reached out and is trying to expedite the process.
- b. Discussed the letter that will be used to inform the residents of the city, now that other options are available, and voting has started. Such as what is on the ballot and general information regarding this process so that they have an idea of what is going on and as a result will be encouraged to vote.

A motion to support the letter informing the residents of what will be on the ballot was made by Burke, seconded by Madison, all yeas.

Deputy Troy Black

- a. Nothing to report.

Bill Madison

- a. Applauded Mayor Smith for undertaking the project discussed in the Childress & Cunningham Architects promotional newsletter.
- b. Questioned informing the community of what will be on the ballot to which it was stated that it will be discussed during the Workshop after the Council meeting.

Brenda Combs

- a. Thanked Mayor Smith and Bryan Corcoran for their work on the Veteran's Memorial.

Linda Burke

- a. Shared that on April 20, 2022 the Warren County Municipal League will be meeting at the Golden Lamb; social time begins at 6:00 p.m. with dinner at 6:30 p.m. The speaker will be County Judge Tim Tepe.

- b. The graffiti on the bike tail has been cleaned up however there is still graffiti on the bridge.
- c. Remarked that the interviews for the Public Works position were great.
- d. Thanked everyone for all that they do.

Linda Allen

- a. Shared that there is residence on Pike Street that is loading the back yard up again with items such as mattresses.

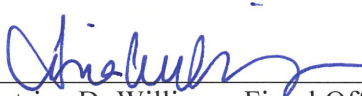
Maryan Harrison

- a. Thanked Mayor Smith for all his hard work on the Veteran's Memorial. Further commenting that South Lebanon is the most patriotic city in Warren County.
- b. Asked about funds, possible grants, for the historic core of South Lebanon. Stating that she could reach out to the gentleman from Columbus, who spoke when the Historical Society was setup, and possible have him give everyone a refresher on what would be needed to receive grants to beautify the core part of the city.
- c. Thanked everyone for all that they do.

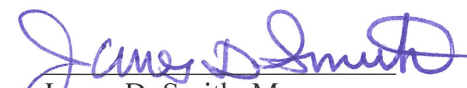
Rolin Spicer

- a. Nothing to report.

11. Mayor Smith asked for a motion to adjourn the meeting at 7:15 p.m. A motion was made by Madison, seconded by Burke, all yeas.



Petrina D. Williams, Fiscal Officer



James D. Smith, Mayor

For an audio copy of the Apr. 7, 2022 minutes of the City of South Lebanon Council regular meeting, please contact Fiscal Officer at twilliams@southlebanonohio.org.