

**AGENDA
REGULAR MEETING OF CITY COUNCIL
APRIL 6, 2023, at 6:00 P.M.**

1. Mayor Smith calls the meeting to order

2. Roll Call:

Linda Allen
Linda Burke
Brenda Combs

Maryan Harrison
Bill Madison
Rolin Spicer

3. Pledge of Allegiance

4. Guests:

5. Floor open to the public

6. New Business: Emergency Resolution 2023-17 authorizing a contract change order with Siteworx, LLC for the Pauline Drive Stormwater Drainage project

Emergency Resolution 2023-18 authorizing the renewal of the City's health, dental, vision and life insurance policies

Ordinance 2023-09, First Reading, establishing no parking regulations on the west side of High Street between Forest and Broadway Streets

Authorization of Invoices

Approval of Meeting Minutes:

Regular Meeting – March 2, 2023

Regular Meeting – March 16, 2023

7. Old Business: Ordinance 2023-06, Third Reading, approval for the City to vacate a portion of an alley from Cavolts' addition to Deerfield

8. Communications and reports from City Officials and Committees:

- | | |
|------------------------|--------------------|
| a. Mayor | e. Solicitor |
| b. Fiscal Officer | f. Sergeant |
| c. Administrator | g. Council Members |
| d. Asst. Administrator | |

9. Executive Session

10. Adjournment



City of South Lebanon
10 N. High Street, South Lebanon, Ohio 45065
513-494-2296 fax: 513-494-1656
www.southlebanonohio.org

MEMORANDUM

To: Mayor & City Council

CC: Tina Williams, Fiscal Officer

From: Jeff Boylan, Assistant Administrator

Date: 3-31-2023

Subject: Change Order Pauline Drive Stormwater Project

The installation of the Pauline Drive Stormwater Project has caused extensive damage to sections of Mary Lane, Claude, and Pauline Drive. Staff is recommending the entire roadway in these sections be repaved. The original contract price for this project was \$387,202.40. Sitework is under budget on this project by \$37,348.50. The cost of paving this area is \$65,310.00. This will cause an increase to the original contract of \$27,961.50 for a new grand total of \$415,163.90.

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2023-17**

**A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND FISCAL
OFFICER TO EXECUTE CHANGE ORDER #1 WITH SITEWORX, LLC FOR THE
PAULINE DRIVE STORMWATER DRAINAGE PROJECT, AND DECLARING AN
EMERGENCY**

WHEREAS, on December 15, 2022, the City Council adopted Resolution No. 2022-53 and entered a contract with SiteWorx, LLC ("Contractor") for the construction of the Pauline Drive Stormwater Drainage Project in the amount of \$387,202.40; and,

WHEREAS, various bid items were non-performed due to not being completed as noted the attached change order resulting in a deduction of \$37,348.50 from the contract price; and,

WHEREAS, due to the extensive damage to the existing pavement during construction, asphalt resurfacing along the length of the entire Project is necessary to maintain the integrity of the existing pavement for an increase of \$65,310.00 to the contract, which, with the above deductions, results in a net increase in the original contract cost of \$27,961.50 and a total contract price of \$415,163.90; and,

WHEREAS, said changes to this contract are in compliance with Section 731.16 of the Ohio Revised Code; and,

WHEREAS, immediate action is required to approve said change order to expedite the repair of the damaged pavement and such action is necessary in order to preserve the public peace, health, safety or welfare of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Lebanon, at least two-thirds of all members elected thereto concurring:

Section 1. Approve Change Order #1 with SiteWorx, LLC, a copy of which is attached hereto, and further authorize the Mayor and Fiscal Officer to execute Change Order #1 on behalf of the City for a net increase of \$27,961.50 and a total contract price of \$415,163.90.

Section 2. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Page 2

Section 4. That it is found and determined that all formal actions of the Council concerning and relating to passing this Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

James D. Smith, Mayor

Date:



City of South Lebanon
10 North High Street
South Lebanon, Ohio 45065

CHANGE ORDER

Change Order Number: 1

Project Name: Pauline Drive Stormwater Drainage Project

CONTRACTOR QUOTATION	DESCRIPTION	ADDITIONS	DELETIONS
1		\$65,310.00	\$37,348.50

Sums of the ADDITIONS and DELETIONS

\$65,310.00

Net Increase

~~\$37,961.50~~
\$27,961.50

\$37,348.50
TAN

Attachments: ~~XX~~ See Attached

Original contract price \$387,202.40

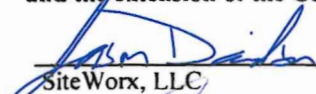
Current contract price adjusted by previous change orders \$0


The Contract price due to this change order will be increased/decreased by \$27,961.50

The New contract price including this change order will be \$415,163.90

The date for completion of work will be July 21, 2023

Acceptance of this Change Order by the contractor constitutes final settlement of all matters relating to the change in Work that is the subject of the Change Order, including but not limited to, all direct, indirect and cumulative costs and schedule impacts associated with such change and any and all adjustments to the Contract Sum or Price and the extension of the Contract completion time.


SiteWorx, LLC
3/15/23
Date


Choice One Engineering
3/16/23
Date

James D. Smith

Date

SiteWORX

TOTAL SITE DEVELOPMENT

Laying the Groundwork for Tomorrow

3800 Turtlecreek Road
 Lebanon, Ohio
 45036
 O: 513.229.0295
 F: 513.229.7396

To:	City Of South Lebanon	Contact:	Jeff Boylan
Address:	99 High Street South Lebanon, OH 45065	Phone:	(513) 494-2296
		Fax:	(513) 494-1656
Project Name:	Pauline Drive 2023.02.P.2 - Mill/Overlay Street	Bid Number:	
Project Location:	Pauline Drive, South Lebanon, OH	Bid Date:	3/14/2023

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Previously Sent CO#1 - Misc. Work (Pipe Changes, Remove Utility Reroute Ect.)	1.00	LS	(\$22,608.50)	(\$22,608.50)
Mill And Overlay Street (Proposal 2022.02.P.2)	1.00	LS	\$65,310.00	\$65,310.00
Deduct Base Bid Surface Course	-40.00	CY	\$368.50	(\$14,740.00)

Total Bid Price: \$27,961.50

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

SiteWORX

Authorized Signature: _____

Estimator: Mark Brackman
 513-444-6834 markb@swxohio.com

CHANGE ORDER REQUEST

Owner:

City of South Lebanon
10 N High Street
South Lebanon, OH 45065

Project Name:

Pauline Drive

Change Order Date:

2/28/2023

Contractor:

SiteWORX
3800 Turtlecreek Road
Lebanon, OH 45036

Change Order #:

1

Project Number:

2023.02.P

Quantity Adjustments

Description:	Qty	UM	Unit Price	Change Order Amount:
4" Conduit, Storm Repair	-20.00	LF	56.00	-1,120.00
6" Conduit, Storm Repair	-20.00	LF	62.50	-1,250.00
8" Conduit, Storm Repair	-20.00	LF	70.00	-1,400.00
6" Storm Sewer APP	-25.00	LF	56.50	-1,412.50
18" Storm Sewer (ADS N-12)	-128.00	LF	135.00	-17,280.00
24" Storm Sewer (ADS N-12)	128.00	LF	155.50	19,904.00
Catch Basin CB-3A	1.00	EA	3,290.00	3,290.00
Water Service Line Relocated	-200.00	LF	68.00	-13,600.00
Relocate Waterline APP	-20.00	LF	487.00	-9,740.00

Current Change Order Total: -22,608.50

Original Contract Sum:	387,202.40
Net Change from Previous Change Orders:	0.00
Contract Sum Prior to this Change Order:	387,202.40
Current Change Order Amount:	-22,608.50
Updated Contract Sum:	364,593.90

SiteWORX

City of South Lebanon

2/28/23

Date:

Date:



3800 Turtlecreek Road
 Lebanon, Ohio
 45036
 O: 513.229.0295
 F: 513.229.7396

To:	City Of South Lebanon	Contact:	Jeff Boylan
Address:	99 High Street South Lebanon, OH 45065	Phone:	(513) 494-2296
		Fax:	(513) 494-1656
Project Name:	Pauline Drive 2023.02.P.2 - Mill/Overlay Street	Bid Number:	
Project Location:	Pauline Drive, South Lebanon, OH	Bid Date:	3/3/2023

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Milling, 2"	3,110.00	SY	\$5.50	\$17,105.00
Asphalt Surface Course (2" #448)	3,110.00	SY	\$15.50	\$48,205.00

Total Bid Price: \$65,310.00

Notes:

- Proposal includes Milling and Surface course only
- Base repair is excluded
- Parking areas along Claude Ave are excluded, road will be Milled and overlaid based on width at intersection with Mary Lane

Payment Terms:

This is a unit price proposal. Invoicing will be based on monthly units complete. Any amounts due after 30 days will be subject to maximum interest allowed by law

ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: SiteWORX Authorized Signature: _____ Estimator: Mark Brackman 513-444-6834 markb@swxohio.com
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10 N. High Street, South Lebanon, Ohio 45065
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MEMORANDUM

To: Mayor & City Council

CC: Andrew Meier, Solicitor
Jerry Haddix, Administrator

From: Tina Williams, Fiscal Officer

Date: April 3, 2023

Subject: Employee Benefits - Insurance Renewal Plans

Attached is a resolution to renew employee insurance benefit plans for health, dental, vision and life insurance. The city currently pays 89% of the premium for medical and dental benefits and the employee pays the additional 11%. The city covers 100% of vision and life insurance premiums.

Our employee health insurance renewal date is May 1, 2023. Our current medical insurance carrier, Anthem, renewal rate is an 8.87% increase in premiums with **no changes** to our current plan coverage.

Our insurance broker Derek Carnohan from National Employer Solutions Team, LLC, has also presented the City with alternative plans from other insurance providers. All other providers considered presented a much larger increase in premium costs for coverage similar to our current plan.

Therefore, staff is recommending Council accept the current plan renewal of 8.87% with Anthem. Attached is a benefit comparison sheet for all plans that were considered.

Based on current employees enrolled in the plan, an 8.87% renewal rate will increase the employer share of medical premiums \$14,460/year from \$168,346 to \$182,806.



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Superior Dental is our current carrier for dental insurance. There was no increase in rates or changes to coverage. The city currently pays \$8,326/ year in premiums for dental care.

Vision Service Plan (VSP) is our current carrier for vision insurance. There was also no change in rates for the renewal period. The city currently pays \$3,200/year in premiums for vision care.

Our current life insurance plan is with Humana. Employees life insurance coverage is equal to 1 x their salary amount. There was no change in our renewal rate, \$.59 cents per thousand. The city pays approximately \$5,620/year in premiums for life insurance.

The total employer paid benefits is approximately \$199,952/ plan year.

Please let me know if you have any questions or would like additional information.



The City of South Lebanon



Effective Date: 5/1/2023

Benefits Comparison 2023									
Carrier		Anthem - Current Plan		United Healthcare ACA		Anthem ACA		Medical Mutual ACA	
Plan Name		Blue Access PPO 6AN6 - 6VJQ		Choice Plus Premier CUV4		Blue Access PPO		Supermed PPO Gold 2520-2000	
Annual Deductible		Network	Non Network	Network	Non Network	Network	Non Network	Network	Non Network
	Single	\$1,500	\$4,500	\$2,000	\$10,000	\$2,750	\$8,250	\$2,000	\$4,000
	Family	\$3,000	\$9,000	\$4,000	\$20,000	\$5,500	\$16,500	\$4,000	\$8,000
Coinsurance Percentage		80/50		80/50		100/50		80/50	
Annual Out of Pocket									
	Single	\$7,000	\$21,000	\$6,000	\$20,000	\$7,500	\$22,500	\$5,550	\$11,100
	Family	\$14,000	\$42,000	\$12,000	\$40,000	\$15,000	\$45,000	\$11,100	\$22,200
Physicians Services									
	Preventative	100%	Deductible/Coinsurance	100%	Deductible/Coinsurance	100%	Deductible/Coinsurance	100%	Deductible/Coinsurance
	Office visit	\$30	Deductible/Coinsurance	\$15	Deductible/Coinsurance	\$30	Deductible/Coinsurance	\$26	Deductible/Coinsurance
	Specialist Visit	\$60	Deductible/Coinsurance	\$50	Deductible/Coinsurance	\$60	Deductible/Coinsurance	\$50	Deductible/Coinsurance
Emergency Services									
	Urgent Care	\$75 Copay	Deductible/Coinsurance	\$50 Copay	Deductible/Coinsurance	\$100 Copay	Deductible/Coinsurance	\$50 Copay	Deductible/Coinsurance
	Emergency Room	\$400 Copay then Coinsurance		\$300 Copay then Coinsuracne after Deductible		\$450 copay after Deductible		\$250 Copay	
Hospital Services									
	Inpatient Hospital	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance
	Outpatient Hospital	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance	Deductible/Coinsurance
Pharmacy		Level 1 - \$15/\$45/90/\$275 Level 2 - \$25/\$55/\$100/\$375		\$10/\$40/\$125/\$300		\$15/\$60/\$120/\$350		\$15/\$30/\$90/50% up to \$350	
Pharmacy Deductible									
	Single	N/A		N/A		N/A		N/A	
	Family	N/A		N/A		N/A		N/A	
Monthly Totals									
	Current	\$15,721.35		\$27,792.81		\$26,517.96		\$25,031.93	
	Renewal	\$17,116.44		77%		69%		59%	
		8.87%							
		Current	Renewal	Age Rated	Composite	Age Rated	Composite		
Employee	Employee	\$670.85	\$730.38	\$1,426.12	\$1,182.67	\$1,360.70	\$1,128.42	MMO only offers age Rated on ACA	
	Family	\$2,070.91	\$2,254.68	\$4,782.00	\$3,666.29	\$4,562.25	\$3,498.12		
	Employee	\$670.85	\$730.38	\$1,245.76	\$1,182.67	\$1,188.62	\$1,128.42		
	Family	\$2,070.91	\$2,254.68	\$2,470.82	\$3,666.29	\$2,357.48	\$3,498.12		
	Family	\$2,070.91	\$2,254.68	\$2,207.65	\$3,666.29	\$2,106.37	\$3,498.12		
	Family	\$2,070.91	\$2,254.68	\$3,520.20	\$3,666.29	\$3,358.73	\$3,498.12		
	Employee	\$670.85	\$730.38	\$869.70	\$1,182.67	\$829.80	\$1,128.42		
	Employee	\$670.85	\$730.38	\$2,003.91	\$1,182.67	\$1,911.99	\$1,128.42		
	Family	\$2,070.91	\$2,254.68	\$3,186.22	\$3,666.29	\$3,040.06	\$3,498.12		
	Employee	\$670.85	\$730.38	\$1,426.12	\$1,182.67	\$1,360.70	\$1,128.42		
	Waive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
	Employee	\$670.85	\$730.38	\$1,489.57	\$1,182.67	\$1,421.25	\$1,128.42		
	Employee	\$670.85	\$730.38	\$1,245.76	\$1,182.67	\$1,188.62	\$1,128.42		
	Employee	\$670.85	\$730.38	\$1,919.08	\$1,182.67	\$1,831.05	\$1,128.42		

This spreadsheet is for illustration purposes only. Accuracy of information is not guaranteed. Please refer to the carriers contract for details and specifics.
All information presented herein is subject to underwriting approval and in no way guarantees coverage or rates. These rates and benefits are subject to change at any time.

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2023-18**

**A RESOLUTION APPROVING AND FURTHER AUTHORIZING THE RENEWAL
OF THE CITY'S [TRADITIONAL] HEALTH INSURANCE, DENTAL, VISION AND
LIFE INSURANCE PLANS WHICH ARE OFFERED TO FULL-TIME CITY
EMPLOYEES AND DECLARING AN EMERGENCY**

WHEREAS, the City currently offers health insurance coverage for full-time employees as an employee benefit consisting of a low-deductible [traditional] health insurance plan from Anthem; and,

WHEREAS, the City staff has obtained quotes for health, dental, vision and life insurance; and,

WHEREAS, the most cost effective quote obtained for health insurance is the low deductible [traditional] plan from Anthem with a \$1,500 annual deductible for an individual plan, and \$3,000 annual deductible for a family plan, which provides 80% coverage of medical charges after the deductible limits are met, with a 20% co-pay required as stipulated in the plan and with a 8.87% increase in total premium costs from the current plan; and,

WHEREAS, the most cost effective quote obtained for dental insurance is the present POS plan from Superior Dental; and,

WHEREAS, the most cost effective quote obtained for vision insurance is the present plan from Vision Service Plan; and,

WHEREAS, the most cost effective quote obtained for life insurance is the current life insurance plan from Humana; and,

WHEREAS, the City shall continue to pay 89% of the premium cost for each employee covered by the health and dental plans; and,

WHEREAS, the City shall continue to pay 100% of the premium cost for each employee covered by the vision and life insurance plans; and,

WHEREAS, the City shall offer employees eleven percent (11%) of any premium cost savings the City receives as a result of the employee's participation in the Anthem SOCA Benefit Plan Blue Access; and

WHEREAS, immediate action is required to assure continued insurance coverage for full-time employees offered health, dental, vision and life insurance in accordance with the terms of their employment benefits and is the most cost effective means for doing so, and such action is necessary in order to preserve the public peace, health, safety or welfare of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Lebanon, Ohio, at least two-thirds of all members elected thereto concurring:

Section 1. That the Council approves and authorizes the health insurance contract with Anthem from May 1, 2023 through April 30, 2024.

Section 2. That the Council approves and authorizes the renewal of the dental insurance contract with Superior Dental Care from April 1, 2023 through March 31, 2024.

Section 3. That the Council approves and authorizes a two year renewal of the vision insurance contract with Vision Service Plan from April 1, 2023 through March 31, 2025.

Section 4. That the Council approves and authorizes the life insurance contract with Humana from April 1, 2023 through March 31, 2024.

Section 5. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 6. That this Resolution is hereby declared to be an emergency measure in accordance with Ohio Rev. Code § 731.30 for the immediate preservation of the public peace, health, safety, and general welfare.

Section 7. That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Resolution 2023-18 Renewal of Employee Health Insurance Plans

Adopted this ____ day of _____, 2023.

Attest: _____

Petrina Williams, Fiscal Officer/Clerk

James D. Smith, Mayor

Rules Suspended: / /2023 (if applicable)

Effective Date – ____/____/2023

Vote - ____ Yeas

____ Nays

First Reading – / /2023

Effective Date – ____/____/2023

Second Reading – / /2023

Third Reading– / /2023

Vote - ____ Yeas

____ Nays

Prepared by and approved as to form:

ANDREW P. MEIER
SOLICITOR
SOUTH LEBANON, OHIO

By: _____

Date: _____



City of South Lebanon
10 N. High Street, South Lebanon, Ohio 45065
513-494-2296 fax: 513-494-1656
www.southlebanonohio.org

MEMORANDUM

To: Mayor & City Council

CC: Tina Williams, Fiscal Officer

From: Jeff Boylan, Assistant Administrator

Date: 3-31-2023

Subject: No parking ordinance

As part of our Memorial Park Playground Project, we will be replacing the existing curb on the west side of High Street between Forest Avenue and Broadway Street with a 6" tall curb. We will also remove the existing gravel parking in this area and installing a small mound for grass and decorative trees. The street in this area is not wide enough to allow on street on both sides of the street so we need to install the no parking signs in this area. This will add an additional safety measure to our playground.

**CITY OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2023-09**

**AN ORDINANCE ESTABLISHING NO PARKING REGULATION AND
AUTHORIZING NO PARKING SIGNAGE ON THE WEST SIDE OF HIGH
STREET BETWEEN FOREST AND BROADWAY STREETS**

WHEREAS, Ohio Rev. Code § 4511.07(A)(1) permits local municipalities to create laws “[r]egulating the stopping, standing, or parking of vehicles, trackless trolleys, and streetcars”; and,

WHEREAS, the City previously established parking violations upon the adoption of the Ohio Basic Code in Ordinance No. 2023-04, specifically Ohio Basic Code § 76.04. Said Ordinance enforces parking violations as criminal offenses; and,

WHEREAS, due to the removal of off-street parking and the installation of a new curb on the west side of High Street at the new playground, the roadway is not wide enough for parking on both sides of the street, so no parking signs need to be installed on the west side of High Street between Forest Avenue and Broadway Street; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of South Lebanon, at a majority of all members elected thereto concurring:

Section 1. The City Council does hereby establish a no parking regulation on the west side of High Street between Forest Avenue and Broadway Streets as delineated on the attached map:

Section 2. That the City Council authorizes City employees to install no parking signage on the west side of High Street between Forest Avenue and Broadway Street, and that said regulation shall be enforced pursuant to Ordinance 2023-04 and Ohio Basic Code § 76.04.

Section 3. The owner of a vehicle shall be entitled to establish nonliability for prosecution for violation of this Ordinance by proving the vehicle was in the care, custody, or control of a person other than the owner at the time of the violation pursuant to a written rental or lease agreement or affidavit providing that except for such agreement, no other business relationship with respect to the vehicle in question exists between the operator and owner. Proof that the vehicle was in the care, custody, or control of a person other than the owner shall be established by sending a copy of such written rental or lease agreement or affidavit to the

Ordinance 2023-09

Page 2

prosecuting authority within thirty days from the date of receipt by the owner of the notice of violation. The furnishing of a copy of a written rental or lease agreement or affidavit shall be prima-facie evidence that a vehicle was in the care, custody, or control of a person other than the owner.

Section 5. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 6. That it is found and determined that all formal actions of the Council concerning and relating to passing this Ordinance were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this day of , 2023.

Attest: _____
Petrina D. Williams, Fiscal Officer/Clerk James D. Smith, Mayor

Rules Suspended: / /2023 (if applicable)	Effective Date – / /2023
Vote - ____ Yeas ____ Nays	
First Reading – / /2023	Effective Date – / /2023
Second Reading – / /2023	
Third Reading– / /2023	
Vote - ____ Yeas ____ Nays	

Ordinance 2023-09

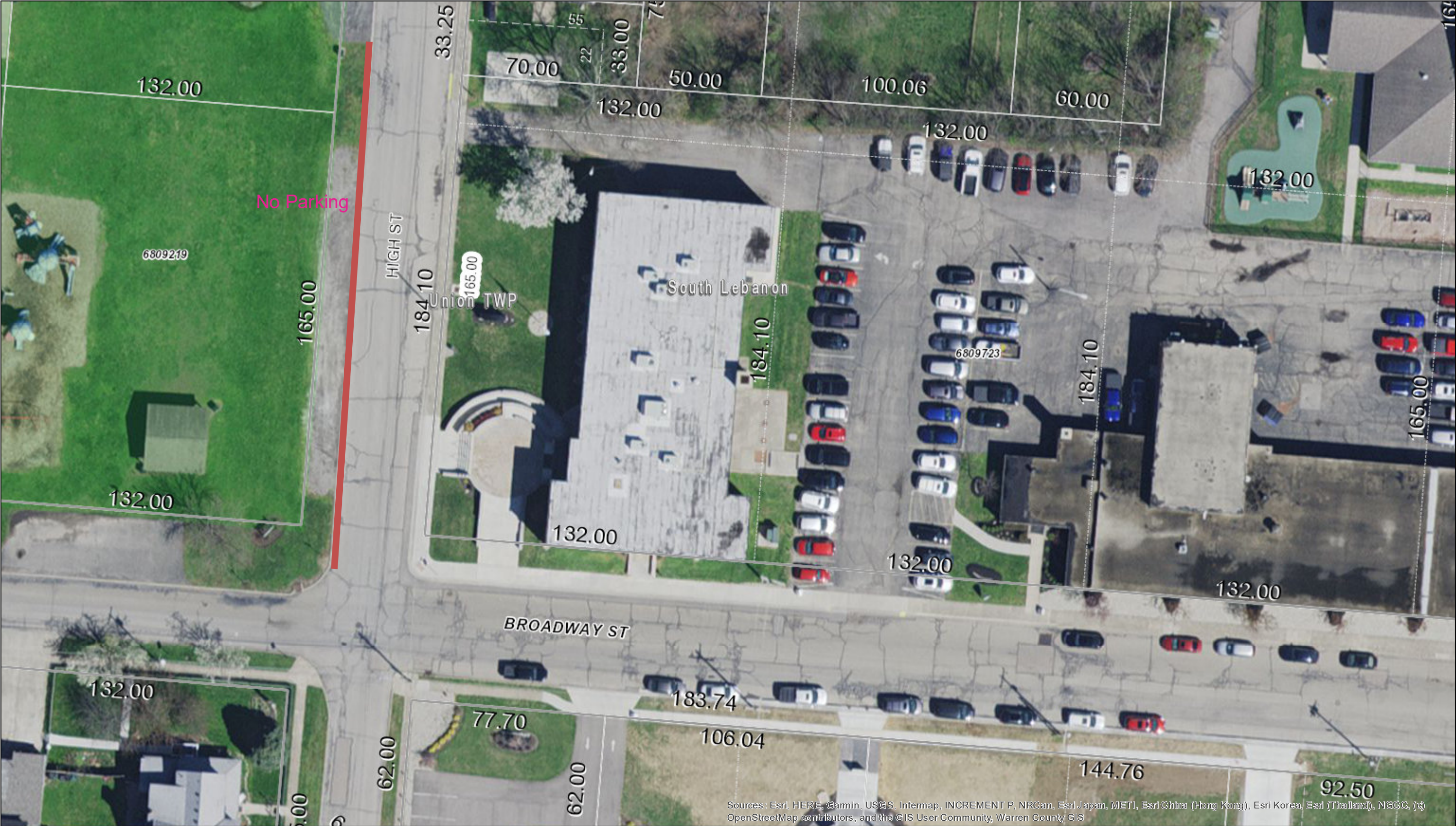
Page 3

Prepared by and approved as to form:

ANDREW P. MEIER
CITY SOLICITOR
SOUTH LEBANON, OHIO

By: _____

Date: ____/____/2023



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NCCO, (c) OpenStreetMap contributors, and the GIS User Community, Warren County GIS

Cadastral Lines	Corporate Line	Parcel Line	Hardware
	<all other values>	County Line	ROW Unknown Width Line
Line Type	Farm Lot Line	Road ROW	Township and Range Line
	Auditors Tract Line	Overpass Line	School Line
	Civil Township Line	Subdivision Limit Line	Section Line
			VMS Line
			Vacated Road Line

1 inch = 47 feet

Warren County Map

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Date: 3/31/2023

OLD BUSINESS

CITY OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2023-06

**AN ORDINANCE VACATING A PORTION OF AN ALLEY FROM CAVOLTS’
ADDITION TO DEERFIELD**

WHEREAS, per the Cavolts’ Addition to Deerfield plat from 1896, a 5’ +/- public alley was created on the south side of McKinley Street, as shown on Exhibit A; and

WHEREAS, given that there is no public purpose for this alley, the City Council desires to vacate this section of City right-of-way, and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Lebanon, at least a majority of all members elected thereto concurring:

Section 1. The City hereby vacates that portion of an alley from Cavolts’ Addition to Deerfield as described in the attached Exhibits A, B, C, and D, and that by reason of such vacation, the land contained within the boundaries thereof shall revert to and belong to the abutting property owners in accordance with the attached map of said properties.

Section 2. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 3. That it is found and determined that all formal actions of the Council concerning and relating to passing this Ordinance were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this ____ day of _____, 2023.

Attest: _____
Petrina D. Williams, Fiscal Officer/Clerk

James D. Smith, Mayor

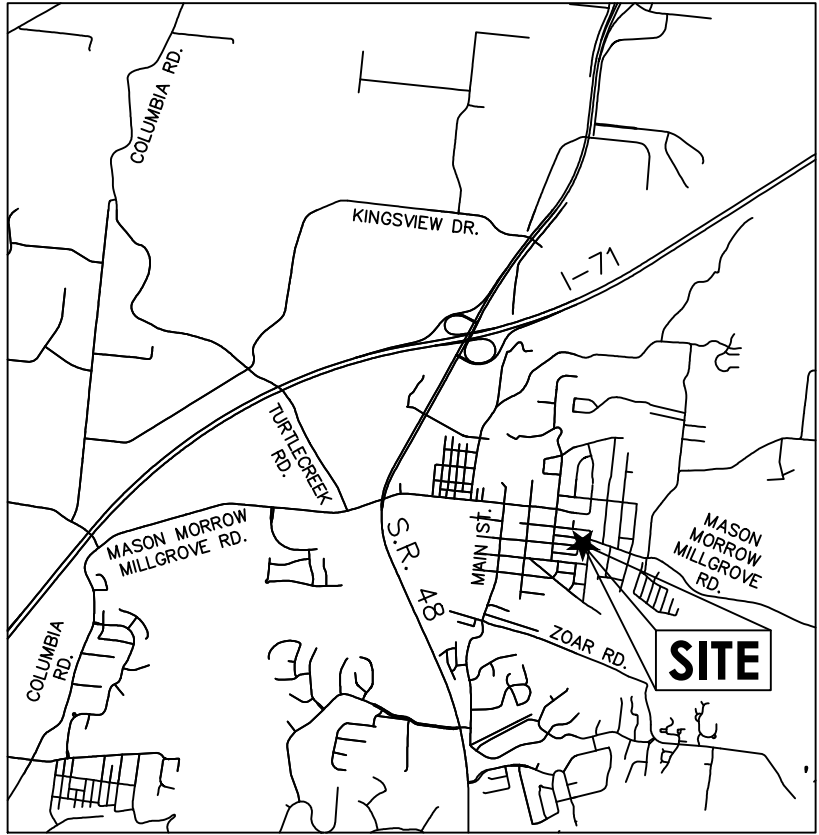
Ordinance 2023-06 Vacation of Alley from Cavoalts' Addition
Page 2

Rules Suspended: / /2023 (if applicable)	Effective Date – / /2023
Vote - ____ Yeas ____ Nays	
First Reading – / /2023	Effective Date – / /2023
Second Reading – / /2023	
Third Reading– / /2023	
Vote - ____ Yeas ____ Nays	

Prepared by and approved as to form:

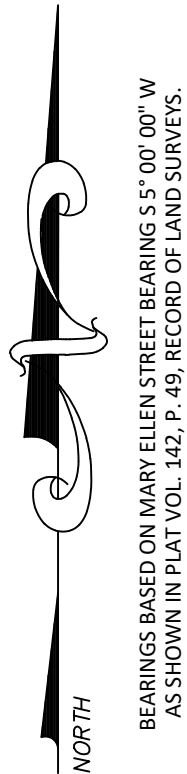
ANDREW P. MEIER
CITY SOLICITOR
SOUTH LEBANON, OHIO

By: _____
Date: ____ / ____ /2023



NOTES

BEARINGS BASED ON MARY ELLEN STREET BEARING S 5° 00' 00" W AS SHOWN IN PLAT VOL. 142, P. 49, RECORD OF LAND SURVEYS.
OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.
MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.
SURVEY BASED ON DEEDS, FIELD EVIDENCE, AND PLAT OF RECORD NOTED HEREON.
EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
ALL PINS SET ARE 5/8" IRON REBAR, 30" IN LENGTH, CAPPED "MCGILL SMITH PUNSHON".



BEARINGS BASED ON MARY ELLEN STREET BEARING S 5° 00' 00" W AS SHOWN IN PLAT VOL. 142, P. 49, RECORD OF LAND SURVEYS.

WEST 0.0121 ACRE TRACT
CLOSURE SUMMARY

Precision, 1 part in: 145380.18'
Error distance: 0.00'
Error direction: N 86°18'32" E
Area: 0.0121 acres
Square area: 528.723
Perimeter: 405.29'
Point of Beginning
Easting: 9821.4581'
Northing: 5875.1277'
Side 1: Line
Direction: S85°08'17"E
Distance: 2.85'
Easting: 9824.2979'
Northing: 5874.8862'
Side 2: Line
Direction: S04°58'43"W
Distance: 200.00'
Easting: 9806.9411'
Northing: 5675.6407'
Side 3: Line
Direction: N85°08'17"W
Distance: 2.44'
Easting: 9804.5099'
Northing: 5675.8475'
Side 4: Line
Direction: N04°51'43"E
Distance: 200.00'
Easting: 9821.4609'
Northing: 5875.1279'

COUNTY RECORDER:

FILE NO. _____
RECEIVED THIS _____ DAY OF _____, 20____, AT _____ A.M./P.M.
RECORDED THIS _____ DAY OF _____, 20____, AT _____ A.M./P.M.
RECORDED IN PLAT BOOK NO. _____, PAGE _____
FEE: _____
BY: _____
DEPUTY _____ WARREN COUNTY RECORDER

COUNTY AUDITOR:

TRANSFERRED THIS _____ DAY OF _____, 20____.
BY: _____
DEPUTY _____ WARREN COUNTY AUDITOR

CITY OF SOUTH LEBANON PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE CITY OF SOUTH LEBANON, OHIO PLANNING COMMISSION
ON THIS DAY OF _____, 20____.

CHAIRMAN

CITY OF SOUTH LEBANON:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____,
THIS PLAT WAS APPROVED AND ACCEPTED BY RESOLUTION NO. _____
ADOPTED BY THE COUNCIL OF THE CITY OF SOUTH LEBANON, OHIO.

CLERK _____ MAYOR

EAST 0.0121 ACRE TRACT
CLOSURE SUMMARY

Precision, 1 part in: 133938.14'
Error distance: 0.00'
Error direction: N 70°35'25" E
Area: 0.0121 acres
Square area: 528.724
Perimeter: 405.29'
Point of Beginning
Easting: 9827.1376'
Northing: 5874.6446'
Side 1: Line
Direction: S05°05'43"W
Distance: 200.00'
Easting: 9809.3752'
Northing: 5675.4349'
Side 2: Line
Direction: N85°08'17"W
Distance: 2.44'
Easting: 9806.9440'
Northing: 5675.6417'
Side 3: Line
Direction: N04°58'43"E
Distance: 200.00'
Easting: 9824.3007'
Northing: 5874.8872'
Side 4: Line
Direction: S85°08'17"E
Distance: 2.85'
Easting: 9827.1405'
Northing: 5874.6456'

- LEGEND
MONUMENTS
(UNLESS NOTED OTHERWISE)
- EX. 5/8" IRON PIN
 - ⊗ EX. SPIKE
 - ⊕ EX. NOTCH
 - ☆ EX. NAIL
 - △ EX. STONE
 - EX. CONC. MON.
 - X- EX. FENCE LINE
 - 5/8" IRON PIN SET
 - ⊙ 1" IRON PIN SET
 - ⌘ SPIKE SET
 - ⊕ NOTCH SET
 - ★ NAIL SET
 - CONC. MON. SET

OWNER:

CITY OF SOUTH LEBANON
10 NORTH HIGH STREET
SOUTH LEBANON, OHIO 45065

RECIPIENT OWNERS:

PAM NAPIER AND CINDY MADISON
181 MCKINLEY STREET
SOUTH LEBANON, OHIO 45065

PAM NAPIER AND CINDY MADISON, OWNERS OF
LOT 8 SHOWN HEREON, RECEIVES THE WEST
0.0121 ACRE TRACT IN ITS ENTIRETY.

WILLIAM D. MADISON AND CINDY A. MADISON
185 MCKINLEY STREET
SOUTH LEBANON, OHIO 45065

WILLIAM D. MADISON AND CINDY A. MADISON,
OWNERS OF LOT 1 SHOWN HEREON, RECEIVES
THE EAST 0.0121 ACRE TRACT IN ITS ENTIRETY.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY
MADE UNDER MY SUPERVISION ON THE 31ST OF OCTOBER, 2022 AND
THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS
SHOWN.

 1/20/23
RICHARD D. NICHOLS, P.S.
OHIO REGISTRATION NO. 7929



RIGHT OF WAY VACATION OF AN ALLEY
IN CAVOLTS' ADDITION TO DEERFIELD

SITUATED IN SECTION 31, TOWN 5, RANGE 3
BETWEEN THE MIAMIS, CITY OF SOUTH LEBANON
UNION TOWNSHIP, WARREN COUNTY, OHIO

JANUARY 2023

BEING 0.0242 ACRES TOTAL
OF AN ALLEY (WIDTH VARIES)
OF CAVOLTS' ADDITION TO DEERFIELD
RECORDED IN P.B. 2, P. 85

Date 02 NOV 2022
Scale 1"=20'
Drawn By CMB Proj. Mgr.
Survey Database RDN
Survey Database 0630818
DWG 06308183-VAC-00
X-Ref(s)
Project Number 06308.18
File No. 06308.18 Sheet No. 1 / 1



DESCRIPTION FOR:**City of South Lebanon****LOCATION:**

**Cavolts' Addition to Deerfield
Alley (R/W Varies)
Perimeter 0.0242 Acres**

Situate in Section 31, Town 5, Range 3, Between the Miamis, City of South Lebanon, Union Township, Warren County, Ohio, being part of an Alley (R/W varies in width) of Cavolts' Addition to Deerfield as recorded in Plat Book 2, Page 85 (all records of the Warren County, Ohio Recorder's Office) and also being more particularly described as follows:

Beginning at a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") In the south line of McKinley Street (49.50' R/W) as recorded in Plat Book 2, Page 85, Plat Book 2, Page 160 and S.R. Vol. 5, Page 188, at the northeast corner of Lot 8 of said Cavolts' Addition to Deerfield;

Thence along the south line of said McKinley Street, South 85°08'17" East, 5.70 feet to a set pin at the northwest corner of Lot 1 of Keever's Addition to Mary Ellen Subdivision as recorded in Plat Book 2, Page 160;

Thence along the west line of said Lot 1, South 05°05'43" West, 200.00 feet to a set pin;

Thence with a new division line, North 85°08'17" West, 4.88 feet to a set pin at the southeast corner of aforesaid Lot 8;

Thence with the east line of said Lot 8, North 04°51'43" East, 200.00 feet to the point of beginning.

Containing 0.0242 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description is the result of a Vacation) Plat prepared by McGill Smith Punshon, Inc. under the direction of Richard D. Nichols, P.S. No. 7929, dated the 2nd of November 2022. The bearings in the above description are based on Mary Ellen Street bearing South 5°00'00" West as shown in Plat Volume 142, Page 49, record of land surveys.

Prepared by: McGill Smith Punshon, Inc.
Date: 11 JAN 2023
MSP No.: 06308.18

06308183-LEG-0.0242ac

 1/20/23

McGill Smith Punshon, Inc.
3700 Park 42 Drive, Suite 190B ■ Cincinnati, Ohio 45241
513.759.0004 ■ Fax 513.563.7099 ■ www.mspdesign.com



DESCRIPTION FOR:**City of South Lebanon****LOCATION:**

**Cavolts' Addition to Deerfield
Alley (R/W Varies)
East 0.0121 Acres**

Situate in Section 31, Town 5, Range 3, Between the Miamis, City of South Lebanon, Union Township, Warren County, Ohio, being part of an Alley (R/W varies in width) of Cavolts' Addition to Deerfield as recorded in Plat Book 2, Page 85 (all records of the Warren County, Ohio Recorder's Office) and also being more particularly described as follows:

Beginning at a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") In the south line of McKinley Street (49.50' R/W) as recorded in Plat Book 2, Page 85, Plat Book 2, Page 160 and S.R. Vol. 5, P. 188, at the northwest corner of Lot 1 of Keever's Addition to Mary Ellen Subdivision as recorded in Plat Book 2, Page 160;

Thence along the west line of said Lot 1, South 05°05'43" West, 200.00 feet to a set pin;

Thence with new division lines, the following two (2) courses and distances:

- 1.) North 85°08'17" West, 2.44 feet to a set pin in the centerline of aforesaid Alley;
- 2.) Along the centerline of said Alley, North 04°58'43" East, 200.00 feet to a set pin in the south line of aforesaid McKinley Street;

Thence along the south line of said McKinley Street, South 85°08'17" East, 2.85 feet to the point of beginning.

Containing 0.0121 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description is the result of a Vacation Plat prepared by McGill Smith Punshon, Inc. under the direction of Richard D. Nichols, P.S. No. 7929, dated the 2nd of November 2022. The bearings in the above description are based on Mary Ellen Street bearing South 5°00'00" West as shown in Plat Volume 142, Page 49, record of land surveys.

Prepared by: McGill Smith Punshon, Inc.
Date: 11 JAN 2023
MSP No.: 06308.18

06308183-LEG-0.0121ac EAST

Richard D. Nichols 1/20/23

McGill Smith Punshon, Inc.

3700 Park 42 Drive, Suite 190B ■ Cincinnati, Ohio 45241
513.759.0004 ■ Fax 513.563.7099 ■ www.mspdesign



DESCRIPTION FOR:**City of South Lebanon****LOCATION:**

**Cavolts' Addition to Deerfield
Alley (R/W Varies)
West 0.0121 Acres**

Situate in Section 31, Town 5, Range 3, Between the Miamis, City of South Lebanon, Union Township, Warren County, Ohio, being part of an Alley (R/W varies in width) of Cavolts' Addition to Deerfield as recorded in Plat Book 2, Page 85 (all records of the Warren County, Ohio Recorder's Office) and also being more particularly described as follows:

Beginning at a set pin (all pins set are 5/8" iron rebar, 30" in length, capped "McGill Smith Punshon") In the south line of McKinley Street (49.50' R/W) as recorded in Plat Book 2, Page 85, Plat Book 2, Page 160 and S.R. Vol. 5, P. 188, at the northeast corner of Lot 8 of said Cavolts' Addition to Deerfield;

Thence along the south line of said McKinley Street, South 85°08'17" East, 2.85 feet to a set pin in the centerline of aforesaid Alley;

Thence with new division lines, the following two (2) courses and distances:

- 1.) Along the centerline of said Alley, South 04°58'43" West, 200.00 feet to a set pin;
- 2.) North 85°08'17" West, 2.44 feet to a set pin at the southeast corner of aforesaid Lot 8;

Thence with the east line of said Lot 8, North 04°51'43" East, 200.00 feet to the point of beginning.

Containing 0.0121 acres of land.

Subject to all legal highways, easements and restrictions of record.

The above description is the result of a Vacation Plat prepared by McGill Smith Punshon, Inc. under the direction of Richard D. Nichols, P.S. No. 7929, dated the 2nd of November 2022. The bearings in the above description are based on Mary Ellen Street bearing South 5°00'00" West as shown in Plat Volume 142, Page 49, record of land surveys.

Prepared by: McGill Smith Punshon, Inc.
Date: 11 JAN 2023
MSP No.: 06308.18

06308183-LEG-0.0121ac WEST

 1/20/23



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