

**CITY OF SOUTH LEBANON  
REGULAR MEETING MINUTES  
February 2, 2023  
6:00 P.M.**

1. Mayor Smith opened the meeting at 6:00 p.m. with the Pledge.

2. ATTENDANCE

Linda Allen – Present  
Linda Burke – Present  
Brenda Combs – Present

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

3. GUESTS

Major Steve Arrasmith – Warren County Drug Task Force, gave a presentation on the 2022 Annual Report. They remain a multi-jurisdictional drug task force with the primary area of operation being all of Warren County and the City of Wilmington. He briefly spoke on the HIDTA program (High Intensity Drug Trafficking Area) which is a Federal Program that requires the collaboration of Federal, State, and Local law enforcement. Updates were also given on the Policy Board, Drug Task Force Personnel, Drug Task Force Funding, Criminal Investigations, Prescription Drug Take-Back, and Education & Prevention.

4. Mayor Smith opened the floor to the public.

Mayor Smith stated that there will be a Public Hearing on February 23, 2023 regarding Ordinance 2023-02 and the rezoning of 10.655 acres from R-1 to B-2. If anyone is going to be speaking on this matter this evening they will have 3 minutes each.

Brian Stout – 4877 Water Stone Lane, Maineville – Expressed his objection to the proposed rezoning of 10 acres on SR 48. Stating that there are many risks to the safety value and aesthetics to the community should the rezoning be granted. Reading from the Zoning Regulations adopted 8/10/91 and updated 1/23/13; Article 1 of the General Provisions, Section 15.1.2, “These regulations are enacted for the general purpose of promoting public health, safety, comfort of the residents of South Lebanon, Ohio. Further to protect the property rights of all individuals and finally to lessen congestion on public streets, roads, and highways.” Rezoning this parcel runs counter to these purposes.

Ronda Smith – 756 Winding River Boulevard, Maineville – Stated that she represents the Rivers Bend Homeowners Association as their President. The Rivers Bend Home Owners Association owns the Rivers Bend Sportsplex of which 2 other neighborhoods are required members, the Fairways and Vista Pointe, which brings the total membership to over 400 residences. They are registering their strong objection to this rezoning because of the congestion, the aesthetics, and the original concept of the neighborhoods as a residential area.

Charles Williams – 250 Vista Ridge Drive, South Lebanon – Remarked that the first reading of the proposed ordinance was January 19, 2023, tonight would be the second reading and February 16, 2023 will be the third reading. Meier stated that is correct with the Public Hearing scheduled for February 23, 2023 and no action can be taken on the ordinance until after the Public Hearing.

Vinnie Travee – 4823 Stone Lake Drive, Maineville – Voiced his concerns with the proposed rezoning for the area. He is concerned with losing greenspace, suppressing the supply of housing that is available, stormwater, flooding, and pollution.

Rick Flamm – 5130 Vista Point Drive, Maineville – Strongly urging the Council to deny the application and remain R-1. His concerns are for safety, traffic, property values, and schools.

Mayor Smith stated that the Council will take this all under consideration.

Mayor Smith closed the floor to the public.

#### NEW BUSINESS

5. RESOLUTION 2023-07, A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH SNIDER RECREATION, INC. FOR THE CONSTRUCTION OF THE MEMORIAL PARK PLAYGROUND REPLACEMENT, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Burke, seconded by Allen, all yeas. By title only, Resolution 2023-07, a motion to adopt was made by Burke, seconded by Combs, all yeas.

6. RESOLUTION 2023-08, A RESOLUTION TO DESIGNATE THE STATE TREASURER ASSET RESERVE FUND OF OHIO (STAR OHIO) A DEPOSITORY FOR CITY FUNDS, AND DECLARING AN EMERGENCY

Williams gave a description of STAR Ohio, a highly-rated investment pool managed by the State of Ohio Treasurer, and proposed investing more of our excess cash balance, that is not needed for our current operating needs, into the investment fund and letting it earn additional revenue for the city. The current yield is 4.48%. STAR Ohio is extremely liquid with 24 hours access to funds when funds are needed for operational needs or capital projects. For oversight, Council will see on the monthly reports how much is being invested.

A motion to waive the three-reading rule was made by Burke, seconded by Combs, all yeas. By title only, Resolution 2023-08, a motion to adopt was made by Burke, seconded by Combs, all yeas.

7. ORDINANCE 2023-03, AN ORDINANCE ACCEPTING THE ANNEXATION OF 1.003 ACRES IN UNION TOWNSHIP, WARREN COUNTY, OHIO TO THE CITY OF SOUTH LEBANON, OHIO AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Combs, seconded by Allen, all yeas. By title only, Ordinance 2023-03, a motion to adopt was made by Combs, seconded by Allen, all yeas.

8. ORDINANCE 2023-04, AN ORDINANCE APPROVING, ADOPTING AND ENACTING AMERICAN LEGAL PUBLISHING'S OHIO BASIC CODE, 2023 EDITION, AS THE CODE OF ORDINANCES FOR THE MUNICIPALITY OF THE CITY OF SOUTH LEBANON, OHIO, AND DECLARING AN EMERGENCY

Burke asked if this was on the original agenda to which Meier commented that it was not. He received the new information this morning and then asked Haddix to include it on the agenda for this evening. It is the basic code with all of the regulations that the deputies use to charge crimes, traffic violations, etc.

A motion to waive the three-reading rule was made by Burke, seconded by Combs, all yeas. By title only, Ordinance 2023-04, a motion to adopt was made by Burke, seconded by Combs, all yeas.

9. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment (\$35,093.47) was made by Combs, seconded by Allen, all yeas.

10. APPROVAL OF THE DECEMBER 2022 FINANCIAL STATEMENTS

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

11. APPROVAL OF MEETING MINUTES

Regular Meeting – January 19, 2023

Burke commented that there is a correction under Madison's statement about her time on Council as no number of years was listed in the minutes. Madison had stated that Burke had only been on Council 1 – 2 years. Burke wants that corrected as this is her second term and she has been on Council for 5 years.

A motion to amend the minutes was made by Combs, seconded by Harrison, all yeas.

A motion to approve the minutes as amended was made by Combs, seconded by Burke, Allen-nay, Burke-nay, Combs-yea, Harrison-yea, Spicer-yea.

The motion to approve the amended minutes was tabled until the next Council meeting on February 16, 2023.

## OLD BUSINESS

12. RESOLUTION 2023-02, THIRD 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 2023

By title only, Resolution 2023-02, a motion to adopt was made by Combs, seconded by Allen, all yeas.

13. ORDINANCE 2023-01, THIRD READING, AN ORDINANCE CONFIRMING THE SPELLING OF FOREST AVENUE IN THE CITY OF SOUTH LEBANON

By title only, Ordinance 2023-01, a motion to adopt was made by Burke, seconded by Combs, all yeas.

14. ORDINANCE 2023-02, SECOND READING, AN ORDINANCE APPROVING A ZONING MAP AMENDMENT TO A CERTAIN PROPERTY IN THE CITY OF SOUTH LEBANON, CONSISTING OF 10.655 ACRES FROM R-1 [SINGLE FAMILY RESIDENTIAL DISTRICT] TO B-2 [GENERAL BUSINESS DISTRICT]

15. COMMUNICATIONS & REPORTS

### Mayor Smith

- a. Met with GE Credit Union & Lowes and they will be partnering with us to beautify the 2 acre lot across from Speedway on SR 48. Our intent is to clean it up, add a sidewalk and a sign. Met with Soil & Water and worked out an agreement with them regarding the new regulations on anything over 1 acre.
- b. Lowes has a new manager, she wants to continue their partnership with the Christmas program. They are also wanting us to submit a project to them as they do at least 1 project a year for the community.
- c. Stated that we have added 40 acres to our Park District as the County has purchased it. The City now controls most of the bike trail in this area all the way to Foster's Bridge. They also control the old "Mushroom Plant" so we now have the ability to expand the parking and recreational space and eventually add a restroom facility. The 40 acres includes a large lake which will become a fishing lake open to the public; we now have access to roughly 100 acres of recreational space.
- d. Briefly mentioned the major sewer project going in and what flow it will be able to handle.

- e. Mayor Smith stated that on the ballot will be the South Lebanon aggregation issue/pooling of utilities. Theoretically if you wanted to get out of Duke Energy you could but you can always go back or you can opt out of the aggregation. The aggregation can guarantee a rate and they will negotiate on behalf of the community and hold the rate for up to 3 years. Literature will be going out to the residents.

Fiscal Officer Tina Williams

- a. Gave a presentation over the December Financial Statements. With further discussion of where we have come since 2018 to 2022 as far as our fund balances; overall for all funds we are up 13% from last year. Income Tax Revenue was also discussed as it is the main source of revenue in our General Fund. Information was also provided regarding our Interest Revenue and what we receive from LCNB. An analysis of Star Ohio, the State Treasurer's investment pool, was given to the Council along with highlights of what Star Ohio is.

Mayor Smith praised Williams giving her prior work history.

Administrator Jerry Haddix

- a. Redwood on Mason Morrow Millgrove Road has submitted all of their zoning applications and has already started framing some units.
- b. Vibrant Oil on Mason Morrow Millgrove Road and SR 48 has started excavating. They have run into a lot of concrete that must be removed so they will be doing a lot of filling with the dirt that is sitting there.

Mayor Smith remarked that the developer will also be working to clean-up the backside of the property and make it attractive. They may bring their corporate headquarters to this location.

- c. We have submitted the Charter Ordinances as well as the Energy Aggregation Ordinances to the Board of Elections, they are set to go on the ballot May 2, 2023. The Board of Elections will be meeting next week to vote on these and put them on the ballot. From there we will get the word out about the Charter for which the Charter Commission will have to meet again.
- d. We need to designate a Warren County Regional Planning Commission representative and alternate starting April 1, 2023. Linda Burke is currently the representative with Brenda Combs being the alternate.

**A motion was made by Allen to nominate Linda Burke as representative and Brenda Combs as alternate to the Warren County Regional Planning Commission, Harrison seconded, all yeas.**

- e. February 15, 2023 there will be a Municipal League dinner at the Golden Lamb in Lebanon. Shannon Jones, Warren County Commissioner, will be speaking on the Warren County Workforce Development initiative. Reservations are needed by February 9, 2023. Mayor Smith-2, Burke-2, Harrison-1.
- f. We recently setup Facebook & Twitter accounts; you can find links to them on our website. A brief presentation was given showing the QR code, the name of the Facebook page is City of South Lebanon, Ohio-Government.

Assistant Administrator Jeff Boylan

- a. Nothing to report.

Solicitor Andrew Meier

- a. The Charter Commission will be meeting later this month to put together informational materials to deliver to the public, this will be their last act. If the Board of Elections approves it will be on the ballot May 2, 2023.

Officer Charlie Hale

- a. Nothing to report.

Bill Madison

- a. Absent

Brenda Combs

- a. Nothing to report.

Linda Burke

- a. Thanked everyone for coming out this evening.
- b. Thanked the street crew for all their work during the last snowstorm with the cleanup.

Linda Allen

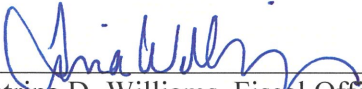
- a. Nothing to report.

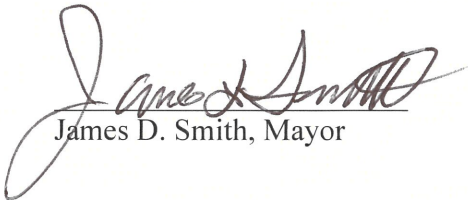
Maryan Harrison

- a. Thanked Office Hale and the police for keeping us safe, City employees, and the public for coming out.

Rolin Spicer

- a. Asked about the telephone pole in front of Rogers Park that was hit to which Mayor Smith, Haddix and Boylan all commented that Duke is working on it.
16. Mayor Smith asked for a motion to adjourn the meeting at 6:57 p.m. A motion was made by Allen, seconded by Spicer, 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 Feb. 2, 2023 minutes of the City of South Lebanon Council regular meeting, please contact Fiscal Officer at [twilliams@southlebanonohio.org](mailto:twilliams@southlebanonohio.org).