

CITY OF SOUTH LEBANON
REGULAR MEETING MINUTES
April 20, 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 – Present
Rolin Spicer – Present

3. GUESTS

Rich Bertagna, Lebanon Area Chamber of Commerce – informed the Council that Maddie Esposito, Executive Director of the Chamber, had resigned and Karie Ingram is the Interim Executive Director.

Suggestions were made regarding possible Chamber space in South Lebanon for Bertagna, with a long-term vision of bringing the entire Chamber office to South Lebanon; possibly having South Lebanon break off and have their own Chamber of Commerce one day. Discussion ensued regarding the cleanup and setup of the old Municipal Building including the updating of landscaping and installation of new signage.

Bertagna shared a brochure with upcoming events for Lebanon, stating that he would like to put something together like that for South Lebanon. Bryan Corcoran and Linda Allen have volunteered to assist in putting information together.

Stated that it would be nice to put in power posts in the areas that have food trucks. Discussion ensued on this topic.

4. Mayor Smith opened the floor to the public.

Bryan Corcoran, 424 Creekborough Ct., South Lebanon - Shared that the South Lebanon Clean-Up Day is Saturday, April 22, 2023 from 9:00 a.m. to 12:00 p.m. rain or shine and there will be a food truck on site. He also added that 2 compacting Rumpke trucks will be there at 8:00 a.m.

It was stated that the trucks will take everything besides paint, liquids, tires, and freon.

Mayor Smith closed the floor to the public.

NEW BUSINESS

5. ORDINANCE 2023-11, FIRST READING, AN ORDINANCE ESTABLISHING NO PARKING REGULATION AND AUTHORIZING NO PARKING SIGNAGE ON THE SOUTH SIDE OF MORROW ROAD BETWEEN VALLEY VIEW DRIVE AND SHAWHAN ROAD

6. RESOLUTION 2023-20, A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH LEBANON FORD FOR THE PURCHASE OF A FORD F-150 PICKUP TRUCK, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Madison, seconded by Burke, all yeas. By title only, Resolution 2023-20, a motion to adopt was made by Burke, seconded by Madison, all yeas.

7. RESOLUTION 2023-21, A RESOLUTION AUTHORIZING THE MAYOR AND FISCAL OFFICER TO ENTER INTO AN AGREEMENT WITH ABOVE STANDARD CLEANING, LLC FOR THE WEEKLY CLEANING OF THE ADMINISTRATION BUILDING AND THE SHERIFF'S POST, AND DECLARING AN EMERGENCY

A motion to waive the three-reading rule was made by Burke, seconded by Combs, all yeas. By title only, Resolution 2023-21, a motion to adopt was made by Burke, seconded by Madison, all yeas.

8. **A motion to approve the combined purchase of water meter radio readers from Everett J. Prescott Inc. for \$26,689.30 was made by Madison, seconded by Combs, all yeas.**

9. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment (\$485,793.94) was made by Madison, seconded by Burke, all yeas.

10. AUTHORIZATION OF SOLICITOR'S INVOICE

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

11. APPROVAL OF THE MARCH 2023 FINANCIAL STATEMENTS

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

12. APPROVAL OF MEETING MINUTES

Regular Meeting – April 6, 2023

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

OLD BUSINESS

13. ORDINANCE 2023-09, SECOND READING, AN ORDINANCE ESTABLISHING NO PARKING REGULATION AND AUTHORIZING NO PARKING SIGNAGE ON THE WEST SIDE OF HIGH STREET BETWEEN FOREST AND BROADWAY STREETS

14. DISCUSSION OF CITY COMPREHENSIVE PLAN

Meier remarked that Council Member Burke had asked for an item to be added to the agenda and he would like to open it up for discussion purposes this evening. The topic would be a rezoning of the Froehlich property, the 10-acre parcel on 48. The Zoning Code says Under Article 7 - Amendment Procedures - Section 15.7.3 “Initiation of Zoning Amendments” is that amendments to the zoning ordinances may be initiated in one of the following ways: 1 - by adoption of a motion by the Planning Commission or by the adoption of a resolution by Council, 2 - by the filing of an application by at least 1 owner or lessee of property within the area proposed to be changed or effected by said amendment. He interprets this section of the Zoning Code that if Council decides to adopt a resolution relating to a zoning amendment it would then be sent to the Planning Commission for review. In speaking with Council Member Burke she would be in support of such a resolution. Burke added that she would like to see this property zoned as R-1 with no multiple use to prevent future issues. Discussion ensued between Council, Meier, and Haddix regarding this amendment and revisiting the city’s Comprehensive Plan for possible changes. Haddix gave an explanation on how the Comprehensive Plan was created. Explaining how the current zoning for this parcel is R-1, with the future land use being multi use. Haddix recommended going back to the Regional Planning Commission and starting from scratch if Council wants to look at the whole future land use. Meier stated that he did not feel comfortable giving legal advice on this issue in public; this could be discussed in an executive session. Madison stated that he would recommend an executive session. Burke stated that she would like to revisit the Comprehensive Plan so that they may protect our communities and neighborhoods.

Madison wanted to correct the record as he believes that during a prior meeting, he may have made reference to this parcel as a B-1, he acknowledges that it is R-1 and would like that corrected if needed.

15. COMMUNICATIONS & REPORTS

Mayor Smith

- a. We’ve been busy trying to get everything cleaned up for Memorial Day.
- b. Patching potholes.

- c. The Gator has turned out to be a nice piece of equipment for us to get into places and not tear things up.
- d. Met with the owners on Mason Morrow Millgrove Road and got the areas cleaned up and grated.
- e. The footers for the new building at 48/Mason Morrow Millgrove Road were poured today. This is the location for the convenience, sports bar, and eventual multi-tenant strip.
- f. Commented that a request has been made for a handicap parking spot on Mary Lane Circle. Meier stated that he would look into it.

Fiscal Officer Tina Williams

- a. There have been a lot of comments this evening about things we would like to have; the 2023 budget has been approved and there was a list of a lot of capital items that we could fund and are funding and completing this year and there was a list of items we are unable to fund at this time. It is important that we start planning for 2024 earlier than later and maybe begin with Finance Committee and then Capital Planning Workshop meetings with all of Council. This way there can be brainstorming and planning and she can bring the numbers on what is reality. She will send something out to the Finance Committee.

Administrator Jerry Haddix

- a. The Special Election is May 2, 2023. The books and flyers have gone out.
- b. Spoke with Tim Abbott from Energy Alliances and their first flyer should be going out on Saturday, April 22, 2023 with 3 more being sent out by the election; they also have a website set up.
- c. An EPA Notice was sent out with the mailed utility bills; however, it was not sent to the paperless customers. Boylan worked with Amy Butler to get that list together and get the notices sent to those customers. The notice was due to the testing on one particular item in August 2021. This was noted in our annual report and sending out the notices was the last part for the EPA. The water was always 100% fine, there was no noncompliance in testing, it was a lab testing issue.
- d. The OPWC pre-application is due in June 2023. This year we are planning on doing Forest Avenue and next year we will be doing Phase 1 of Morrow Road. There are two projects we would like to submit applications for funding; Morrow Road Phase 2 from Mary Lane to Shawhan and Broadway from Main Street to High Street to work on the storm sewer, widening the road and the turning radiuses on Main Street; if funded these projects would not take place until late 2025 or early 2026.

- e. There will be a Board of Zoning Appeals meeting on Tuesday, April 25, 2023.
- f. There will be a Civil Service Commission meeting on Thursday, April 27, 2023.
- g. The bridge is continuing to cause traffic through town; this will probably last through the summer.
- h. There has been a request asking about the Community Yard Sale; Stone Brook is planning for June 2-4, 2023.

A motion to have a city-wide Community Yard Sale on June 2-4, 2023 was made by Combs, seconded by Burke, all yeas.

Assistant Administrator Jeff Boylan

- a. The playground is 99% complete, in reference to equipment, with only a couple of things missing that should be in in the next day or so. There is still a lot of work to be done with the curb and adding handicap ramps being added next week, gutters, and adding additional parking. There will also be a drainage project, however the park will be opening before that happens.

Mayor Smith stated that 2 existing park benches have been resurfaced and will be placed at the skate park. Boylan remarked that he has ordered 2 additional benches for the basketball court that will match the playground benches. The concrete at the basketball court is going to be pressure washed and have stripes added.

- b. Mary Lane/Claude/Pauline, the area where the stormwater project was, will hopefully get milled and filled next week. These grindings will be used as part of the parking lot base to expand it until we can pave it.

Solicitor Andrew Meier

- a. Nothing to report.

Sgt. Corey Adams

- a. Nothing to report.

Bill Madison

- a. Thanked Haddix for addressing the EPA letter and noted for the record that there were no contaminants. Mayor Smith and Haddix added that the testing agency had not sent the report out in time. Haddix added that this was only for the portion of the city that is on the South Lebanon water system.

- b. Thanked Bertagna for his ideas and recommendations, stating that he has his support, and he believes that of Council too. He added that as soon as we can move on the recommendations that would be great.

Brenda Combs

- a. At the Grand Opening of the Veteran's Park Playground there will be a Kona Ice truck and the first 300 people will be free. There are some sponsors that will be providing grilled hotdogs, chips, and homemade cookies for the children.

Linda Burke

- a. Attended the Warren County Regional Planning Commission meeting on April 11, 2023. Elections were held and it is pretty much the same board as it has been for a while. She is serving on the Executive Committee, Subdivision Review Committee, and the Budget Committee. The major topic of discussion that evening was Collector Roads.
- b. Thanked everyone for all their hard work, especially the Tax Department. Williams remarked that this year worked out well with people being spaced out as there was never an extended line into the lobby. Adding that many people had scheduled appointments. Discussion ensued regarding the ability to e-file.

Linda Allen

- a. Asked for an update on Spicers Park and what the county is planning to do with it; would we be able to get a Pickle Ball court there. Haddix remarked that he did not have an update on the park. He believes that the issue they were running into was local match for grants. Allen asked if we could check in with Larry Easterly and see if he could send us an update.

Maryan Harrison

- a. Thanked everyone, as well as the Sheriff's officers, for all the hard work everyone does.
- b. Asked what the next step should be for the backyard chickens' topic. Meier stated that he could prepare a proposed ordinance, present it to Council, and then Council can decide what they want to do on the issue. Haddix remarked that there would need to be a resolution to initiate a zoning amendment and then it would have to go back to Planning for a zoning change and then back to Council. Discussion ensued regarding deed restrictions, bird flu, containment in yards, as well as the restrictions that Lebanon has in place for their backyard chickens. Meier remarked that he would look into it.

Rolin Spicer

- a. Asked how much we spend on stage rental for events per year and should we look into purchasing our own stage. Williams stated that she would get that figure. The issue of lack of storage space was discussed.

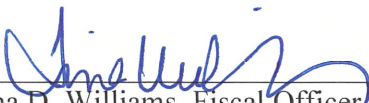
16. ADJOURN TO EXECUTIVE SESSION FOR THE PURPOSE AUTHORIZED UNDER SECTION 121.22(G)(5) OF THE OHIO REVISED CODE, CONFERENCE WITH THE CITY SOLICITOR FOR MATTERS REQUIRED TO BE KEPT CONFIDENTIAL BY FEDERAL LAW OR REGULATIONS OR STATE STATUTES, MORE SPECIFICALLY FOR HIM TO GIVE COUNCIL LEGAL ADVICE THAT IS PREVIDLIDGED.

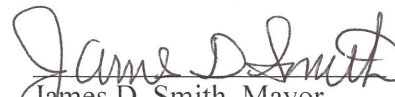
A motion to enter into executive session at 7:03 p.m. was made by Madison, seconded by Spicer, all yeas.

A motion to exit out of executive session at 7:24 p.m. was made by Burke, seconded by Madison, all yeas.

Mayor Smith stated that there was no action out of the executive session.

17. Mayor Smith asked for a motion to adjourn the meeting at 7:27 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 April 20, 2023 minutes of the City of South Lebanon Council regular meeting, please contact Fiscal Officer at twilliams@southlebanonohio.org.