

Linda Allen
Councilmember

Linda Burke
Mayor

Lisa Fedor
Councilmember

Sharon Carmack
Councilmember

Maryann Harrison
Councilmember

Brenda Combs
Vice-Mayor

Rolin Spicer
Councilmember

**CITY OF SOUTH LEBANON
REGULAR MEETING OF COUNCIL
AGENDA**

September 18, 2025, at 6:00 P.M.

1. Meeting Call to Order
2. Roll Call
3. Prayer/Pledge of Allegiance
4. Guests
5. **Public Hearing:** **Public Hearing to receive public comments on an application for a zoning map amendment submitted by Dennis Hoff, LLC, to rezone 0.281 acres of property at 150 N. Main Street.**
6. Floor open to the public
7. New Business: Emergency Resolution 2025-38, accepting amounts and rates as determined by the Warren County Budget Commission for fiscal year 2026.

 Resolution 2025-39, First Reading, approval of an agreement with Warren County Soil & Water Conservation District for Calendar Year 2026

 Emergency Ordinance 2025-18, accepting the Oeder Family Annexation of 186.2851 acres in Hamilton Township, Warren County, Ohio to the City of South Lebanon

 Ordinance 2025-19, First Reading, approving zoning map amendment to rezone 0.281 acres of property on 150 N. Main Street.

 Emergency Resolution 2025-40, authorizing an application to OPWC Capital Improvement Program for the Water Tower Rehabilitation Project.

 Motion to Approve Invoices

 Motion to Approve August Financial Statements

 Motion to Approve Law Director Invoice.

 Approval of Meeting Minutes:
 Regular Meeting – September 4, 2025
8. Old Business: None

9. Communications and reports from City Officials and Committees

- | | |
|--------------------------|--------------------|
| a. Mayor | e. Law Director |
| b. Director of Finance | f. Sergeant |
| c. Administrator | g. Council Members |
| d. Public Works Director | |

10. Adjournment

Members of the public may address the Council during the Open Forum segment of the agenda. Citizens desiring to address the Council must sign the visitor sheet and state their name and address prior to speaking. Comments are limited to three minutes. Large groups are encouraged to select no more than three spokespersons.

**CITY OF SOUTH LEBANON
MEMORANDUM**

To: Mayor & City Council

CC: Jerry Haddix, City Administrator

From: Tina Williams, Director of Finance

Date: September 16, 2025

Subject: Accepting FY2026 County Auditor Tax Rates

On July 1, 2025, the Council approved Resolution 2025-26 to submit the Fiscal Year 2026 Tax Budget to the County Auditor.

The FY 2026 Tax Budget has been approved by the Warren County Budget Commission, and we have received the Official Certificate of Estimated Resources from the County Auditor. The Official Certificate certifies the amount of estimated Property Taxes and Local Government Funds the City is expected to receive in 2026. The amounts are highlighted on the attached certificate.

The County has estimated a slight increase in our property tax revenue, \$287,000 (2025) to \$289,000 (2026).

The overall value of property located in South Lebanon is estimated to be \$234,010,070 for tax year 2025, collection year 2026. The city receives 1.2/1.3 mills (Union Twp. vs. Hamilton Twp.) of the assessed value in property taxes.

For example, for every \$100,000 in home value located in South Lebanon/Hamilton Township, the city receives \$46.50 in property taxes.

True value (\$100,000) x 35% = Assessed Value
Assessed value (\$35,000) x 1.3 millage / divided by 1000 = \$45.50 cost to taxpayer

The County Auditor is estimating the city will also receive \$34,359 in Local Government funding in 2026. This is an 18.2% increase over the 2025 amount, \$29,059. The increase is due to our increase in population.

Resolution 2025-38 accepts these amounts and rates as determined by the County Budget Commission and certifies them to the County Auditor. The deadline to certify the rates is October 1, 2025, therefore I have requested the resolution be passed as an emergency.

RESOLUTION 2025-38

EMERGENCY RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS
DETERMINED BY THE WARREN COUNTY BUDGET COMMISSION AND
AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE
COUNTY AUDITOR, AND DECLARING AN EMERGENCY

*The Governing Board of the City of South Lebanon, Warren County, Ohio, met in regular session on the
18th day of September 2025, at the office of South Lebanon Council Chambers with the following
members present:*

Ms. Linda Allen

Ms. Sharon Carmack

Ms. Brenda Combs

Ms. Lisa Fedor

Mr. Maryan Harrison

Mr. Rolin Spicer

Mr. / Ms. _____ moved the adoption of the following Resolution:

*RESOLVED, Council of the City of South Lebanon, Warren County, Ohio, in accordance with the
provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing
January 1st, 2026; and*

*WHEREAS, on August 27, 2025, the Budget Commission of Warren County, Ohio, has certified its
action thereon to this Council together with an estimate by the County Auditor of the rate of each tax
necessary to be levied by this Council, and what part thereof is without, and what part within, the ten mill
limitation; and*

*WHEREAS, immediate action is required to submit said acceptance to the Warren County
Auditor by the October 1st, 2025 deadline and such action is necessary in order to preserve the public
peace, health, safety or welfare of the City,*

THEREFORE BE IT RESOLVED, by the Council of South Lebanon, Warren County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted' and be it further

RESOLVED, 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; and, this Resolution shall be in full force and effective immediately upon its passage.

RESOLVED, that there be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

SCHEDULE A
SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET
COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES

FUND	Amount Approved by Budget Commission Inside 10 M. Limitation	Amount to be Derived from Levies Outside 10 M. Limitation	County Auditor's Estimate of Tax Rate to Be Levied	
			Inside 10 M. Limit	Outside 10 M. Limit
	Column I	Column II	III	IV
General	289,000.00		1.2 / 1.3	
TOTAL	\$ 289,000.00	\$ -	0.00	0.00

SCHEDULE B
LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	Maximum Rate Authorized to Be levied	Co. Auditor's Est. of Yield of Levy (Carry to Schedule A, Column II)

and be it further

RESOLVED, that the Clerk of Council be and she is hereby directed to certify a copy of this
Resolution to the Warren County Auditor immediately after its passage.

Mr. /Ms. _____ seconded the Resolution and the roll being called
upon its adoption the vote resulted as follows:

Ms. Allen, _____

Ms. Carmack, _____

Ms. Combs, _____

Ms. Fedor, _____

Ms. Harrison, _____

Mr. Spicer, _____

Adopted the 18th day of September, 2025

Prepared by and approved as to form:

Law Director, Chase Kirby

Mayor

Clerk of Council of the Governing Board of
City of South Lebanon, Warren County, Ohio

OFFICIAL CERTIFICATE OF THE COUNTY BUDGET COMMISSION

The Budget Commission of WARREN COUNTY, Ohio, hereby makes the following Official Certificate of Estimated Resources for the CITY OF SOUTH LEBANON, for the fiscal year beginning January 1st, 2026.

FUND		Unencumbered Balance Jan. 1st, 2026	Property Tax	Other Sources	Total
<u>General Fund</u>		5,082,836.94	289,000.00	3,229,000.00	
	(Local Government)			34,358.84	8,635,195.78
<u>Special Revenue</u>					
1	Street	1,149,758.20	XXXX	440,000.00	1,589,758.20
2	Shepherd's Crossing Improvements	4,059.79	XXXX	0.00	4,059.79
3	Permissive Tax	150,943.43	XXXX	50,000.00	200,943.43
4	Homestead Improvements	26,421.68	XXXX	0.00	26,421.68
7	Park	26,625.89	XXXX	15,000.00	41,625.89
8	DUI	1,625.00	XXXX	0.00	1,625.00
9	Mayor's Court Special Projects	3,197.93	XXXX	2,500.00	5,697.93
10	TIF Fund / Rivers Crossing	1,000.00	XXXX	1,445,000.00	1,446,000.00
11	Indigent Alcohol Monitoring	1,752.65	XXXX	0.00	1,752.65
12	American Rescue Act	0.00	XXXX	0.00	0.00
13	TIF Fund/Riverside	1,000.00	XXXX	1,100,000.00	1,101,000.00
14	OneOhio Opioid Settlement	4,355.58	XXXX	500.00	4,855.58
<u>Enterprise Funds</u>					
1	Water	2,927,102.34	XXXX	1,270,000.00	4,197,102.34
2	Sewer	5,745,020.66	XXXX	1,620,919.00	7,365,939.66
3	Sanitation	422,838.61	XXXX	630,000.00	1,052,838.61
4	Deposit Trust	114,146.37	XXXX	19,000.00	133,146.37
5	Utility Maintenance Reserve	139,207.77	XXXX	5,000.00	144,207.77
<u>Capital Projects Fund</u>					
1	Morrow Road Reconstruction	0.00	XXXX	0.00	0.00
<u>Debt Service</u>					
<u>Custodial Fund</u>					
1	Unclaimed Funds	0.00	XXXX	0.00	0.00
					25,952,170.68
	TOTALS	15,801,892.84	289,000.00	9,861,277.84	25,952,170.68

The Budget Commission further certifies that its action on the foregoing budget and the County Auditor's estimate of the rate of each tax necessary to be levied within and without the 10 mill limitation is set forth on the proper columns of the preceding pages, and the total amount approved for each fund must govern the amount of appropriation from such fund.

Budget
Commission

WARREN COUNTY		ESTIMATED PROPERTY TAX INCOME FOR SOUTH LEBANON CORPORATION					FISCAL YR 2026
2025 tentative TAX YEAR VALUES			EFF RATE		ESTIMATED TAXES LEVIED	CERTIFICATION @ 97%	
AGRICULTURAL							
790.00	31 HAM TWP-KINGS	GENERAL	0.00130	dist 25, 31	\$ 1.03	\$ 1.00	
145,940.00	34 HAM TWP-LMLSD	GENERAL	0.00130	dist 34, 47	\$ 189.72	\$ 184.03	
635,400.00	68 UNION-KINGS	GENERAL	0.00120	dist 68	\$ 762.48	\$ 739.61	
0.00	69 UNION-LEB	GENERAL	0.00120	dist 69	\$ -	\$ -	
782,130.00							
RESIDENTIAL							
104,415,930.00	31 HAM TWP-KINGS	GENERAL	0.00130	dist 25, 31	\$ 135,740.71	\$ 131,668.49	
62,248,550.00	34 HAM TWP-LMLSD	GENERAL	0.00130	dist 34, 47	\$ 80,923.12	\$ 78,495.42	
52,175,410.00	68 UNION-KINGS	GENERAL	0.00120	dist 68	\$ 62,610.49	\$ 60,732.18	
529,070.00	69 UNION-LEB	GENERAL	0.00120	dist 69	\$ 634.88	\$ 615.84	
219,368,960.00							
COMMERCIAL/INDUSTRIAL							
3,326,050.00	31 HAM TWP-KINGS	GENERAL	0.00130	dist 25, 31	\$ 4,323.87	\$ 4,194.15	
264,420.00	34 HAM TWP-LMLSD	GENERAL	0.00130	dist 34, 47	\$ 343.75	\$ 333.43	
7,006,410.00	68 UNION-KINGS	GENERAL	0.00120	dist 68	\$ 8,407.69	\$ 8,155.46	
0.00	69 UNION-LEB	GENERAL	0.00120	dist 69	\$ -	\$ -	
10,596,880.00							
PUBLIC UTILITY PERSONAL							
172,680.00	31 HAM TWP-KINGS	GENERAL	0.00130	dist 25, 31	\$ 224.48	\$ 217.75	
0.00	34 HAM TWP-LMLSD	GENERAL	0.00130	dist 34, 47	\$ -	\$ -	
3,089,420.00	68 UNION-KINGS	GENERAL	0.00120	dist 68	\$ 3,707.30	\$ 3,596.08	
0.00	69 UNION-LEB	GENERAL	0.00120	dist 69	\$ -	\$ -	
3,262,100.00							
		GENERAL			\$ 140,290.09	\$ 136,081.38	
		GENERAL			\$ 81,456.58	\$ 79,012.89	
		GENERAL			\$ 75,487.97	\$ 73,223.33	
		GENERAL			\$ 634.88	\$ 615.84	
GRAND TOTALS		TOTALS			\$ 297,869.52	\$ 288,933.43	
234,010,070.00							



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

From: Jerry Haddix, City Administrator

Date: September 8, 2025

Subject: 2026 Warren Co. Soil & Water Conservation District Agreement

Attached are a resolution and agreement with the Warren County Soil & Water Conservation District (SWCD) for assistance with compliance of stormwater management regulations for calendar year 2026. Attached is the worksheet used to calculate the annual fee for 2026.

Let me know if you have any questions or need additional information.

2026 Phase II MS4 Program Costs

For Co-Permittees to Warren County MS4

City of South Lebanon

MCM	Description	%	@ \$15 per developed lot	Program Cost
				(Lots)
				2124
MCM 1	Public Education & Outreach	25	\$3.75	\$7,965.00
MCM 2	Public Involvement & Participation	5	\$0.75	\$1,593.00
MCM 3	Illicit Discharge Detection and Elimination	20	\$3.00	\$6,372.00
MCM 4	Construction Site Storm Water Runoff Control	30	\$4.50	\$9,558.00
MCM 5	Post Construction	15	\$2.25	\$4,779.00
MCM 6	Good Housekeeping & Pollution Prevention	5	\$0.75	\$1,593.00
	Total	100	\$15.00	\$31,860.00

* Village of South Lebanon paid \$20,336.40 for Phase II MS4 services in 2020.

* Village of South Lebanon paid \$21,096.00 for Phase II MS4 services in 2021.

* Village of South Lebanon paid \$22,368.00 for Phase II MS4 services in 2022.

* Village of South Lebanon paid \$23,352.00 for Phase II MS4 services in 2023.

* Village of South Lebanon paid \$24,360.000 for Phase II MS4 services in 2024.

* Village of South Lebanon paid \$31,320.000 for Phase II MS4 services in 2025.

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2025-39**

**A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND DIRECTOR
OF FINANCE TO EXECUTE AN AGREEMENT WITH THE WARREN COUNTY SOIL
AND WATER CONSERVATION DISTRICT FOR CALENDAR YEAR 2026**

WHEREAS, the Warren County Soil & Water Conservation District (WCSWCD) assists the Warren County Engineer's Office in the administration of the Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES) small Municipal separate storm sewer system (MS4) permit for unincorporated areas of the County; and,

WHEREAS, the City of South Lebanon has elected to join the Warren County Board of Commissioners as a co-permittee for the MS4 permit; and,

WHEREAS, the WCSWCD has assisted the City in fulfilling their responsibilities as a MS4 co-permittee with Warren County and would like to continue the agreement with the responsibilities of each party listed in the attached agreement.

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. Approve and authorize the Mayor and Director of Finance to execute an Agreement for calendar year 2026, a copy of which is attached hereto, with the Warren County Soil and Water Conservation District.

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 Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Remainder of page left blank intentionally

Resolution No. 2025-39

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Adopted this ____ day of _____, 2025.

Linda S. Burke, Mayor

Attest: _____
Jennifer O'Brien, Clerk of Council

Rules Suspended: _____ (if applicable)

First Reading: _____

Second Reading: _____

Vote: ____ Yeas
____ Nays

Effective Date: _____

Fiscal Review:
Tina Williams
Director of Finance

By: _____
Date: _____

Prepared by and approved as to form:

Chase T. Kirby
Law Director
City of South Lebanon, Ohio

**AGREEMENT BETWEEN
THE CITY OF SOUTH LEBANON
AND
WARREN COUNTY SOIL & WATER CONSERVATION DISTRICT**

This working agreement becomes effective on January 1, 2026. The agreement expires on December 31, 2026. The agreement is subject to the limitations of authorities, resources and policies of the Warren County Soil and Water Conservation District (WCSWCD) and the City of South Lebanon.

The City of South Lebanon has elected to join Warren County Commissioners as a co-permittee on the EPA National Pollutant Discharge Elimination System (NPDES) Small MS4 (municipal separate storm sewer system) Permit (permit). The purpose of this agreement is to detail services that WCSWCD will provide to assist the City of South Lebanon in meeting the terms of the permit as a co-permittee. WCSWCD works with Warren County Engineer's Office to provide services as required by the permit to the unincorporated areas of Warren County as well as all co-permittee jurisdictions.

The MS4 is responsible for the permit requirements and contracting with the WCSWCD does not guarantee full compliance with the Ohio Environmental Protection Agency permits.

WCSWCD will provide the following services for the City of South Lebanon:

1. Write and update the Stormwater Management Plan (SWMP) for Warren County and its' co-permittees (Clearcreek, Franklin, Hamilton, Turtlecreek, and Union Townships and the Villages of Maineville, Morrow, and City of South Lebanon) as required by the permit. The Stormwater Management Plan (SWMP) will be submitted in accordance with 40 CFR Part 122.32 and Ohio Law. The SWMP document outlines the steps Warren County and its' co-permittees need to take to develop, implement and enforce a stormwater management program designed to reduce the discharge of pollutants to the maximum extent practicable, to protect water quality, and to satisfy the appropriate requirements of the Clean Water Act in accordance with the Ohio EPA Phase II program. The SWMP addresses the six minimum control measures (MCMs) as required by state regulations.
2. The permit contains six minimum control measures (MCMs) that must be met for permit compliance. The six MCMs and WCSWCD's related services are as follows:
 - MCM 1 – Public Education & Outreach: WCSWCD will provide leadership for MCM 1 by providing educational programming opportunities for K-12 students of Warren County through non-traditional educational programming, multi-media outreach and school programming.
 - MCM 2 – Public Involvement & Participation: WCSWCD will provide leadership for MCM 2 by providing educational programming opportunities to Warren County residents through volunteer and participation opportunities at workshops, festivals, and special events/meetings.

- MCM 3 – Illicit Discharge Detection and Elimination: oversee the Illicit Discharge Detection and Elimination (IDDE) program in accordance with permit requirements. The WCSWCD will provide leadership for MCM 3 by,
 - a. Leading the IDDE Advisory committee which includes the City of South Lebanon as a collaborator,
 - b. conducting dry-weather screening of 20 percent of total outfalls so that all outfalls are screened within the 5-year permit term,
 - c. reviewing IDDE points of interest that have been identified by the City of South Lebanon,
 - d. testing of potential illicit discharge water samples will be provided by WCSWCD, WCSWCD will provide pre-communication before any testing is conducted,
 - e. responding to and investigating illicit discharge complaints or reports,
 - f. maintaining the system map by adding new infrastructure and track yearly reported outfalls, and
 - g. collaborating with City of South Lebanon, Warren County prosecutor and Warren County Engineer for program enforcement.
- MCM 4 – Construction Site Storm Water Runoff Control: oversee the Construction Site Storm Water Runoff Control program in accordance with the County, State and Federal applicable erosion and sediment control regulations. WCSWCD will provide leadership for MCM 4 by,
 - a. Collaborating with the City of South Lebanon in reviewing and approving of all active construction by utilizing construction drawings, operation and maintenance documents and SWP3 documents (these documents should be shared for review and approval before pre-construction meetings and earth disturbance is permitted) for all projects greater than one acre in size,
 - b. requiring an earth disturbing application for each construction site before earth disturbance can commence,
 - c. inspecting all active sites in accordance with the OEPA inspection frequency policy,
 - d. issuing Notices of Violation to construction site contractors and developers/owners on behalf of the City of South Lebanon as it's designated agent and copying through email all inspectors and engineers,
 - e. responding to all construction stormwater complaints and tracking the number of complaints, and
 - f. assisting the City of South Lebanon with enforcement actions for non-compliance.
- MCM 5 – Post-Construction: oversee yearly inspections of the stormwater control basins for the post-construction storm water management program in accordance with permit requirements. WCSWCD will provide leadership for MCM 5 by,
 - a. Inspecting 20 percent of all County stormwater control basins so that all basins are inspected once per 5-year permit term,
 - b. updating the County basin map, in conjunction with the County GIS department, with results of basin inspections,

- c. notifying property/basin owners that an inspection has been performed and providing electronic versions of inspection data on the WCSWCD website for basin owners to view and download, and
 - d. providing basin owners with technical assistance for maintenance and repair of stormwater control basins.
- MCM 6 – Good Housekeeping & Pollution Prevention: oversee the pollution prevention and good housekeeping practices for municipal operation program to meet the permit’s requirements. WCSWCD will provide leadership for MCM 6 by,
 - a. Providing 1 yearly training for municipal workers,
 - b. providing yearly inspections for municipality owned facilities as outlined in the Stormwater Pollution Prevention Plans (SWPPPs), and
 - c. providing SWPPPs as deemed necessary for municipal facilities.
 - d. Write and update the MS4 annual report for Warren County and its’ co-permittees as required by the permit.
- 3. Write and update the MS4 annual report for Warren County and its’ co-permittees as required by the permit.

The City of South Lebanon will:

1. Compensate the WCSWCD **\$31,860.00** for the services provided.
2. Submit a Notice of Intent (NOI) with the Ohio Environmental Protection Agency requesting coverage under the NPDES Small MS4 Stormwater Permit and request co-permittee status with Warren County Commissioner NPDES Small MS4 Stormwater Permit.
3. Enforce the City of South Lebanon’s stormwater regulations, erosion and sediment control regulations and the illicit discharge regulations.
4. Conduct regular and quarterly inspections of the municipal facilities that have Storm Water Pollution Prevention Plans.
5. Provide statistics (waste oil generated, yard waste collected, street sweeping material collected, total salt applied, pesticide and herbicide applied, and fertilizer applied, etc.) by January 17, 2026 for the annual report.

Termination:

This agreement may be terminated at any time by mutual consent of the parties involved or may be terminated by either party by giving 90 days notice in writing to the other.

Warren County Soil and Water Conservation District

Signature	Title	Date
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City of South Lebanon

Signature	Title	Date
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Village 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
From: Jerry Haddix, City Administrator
Date: September 16, 2025
Subject: Oeder/Thornton Annexation Ordinance

Attached is an ordinance for the Creedon Annexation of 186.2851 acres in Hamilton Township. The County Commissioners approved the annexation on July 15, 2025, and the Commissioners Clerk delivered the record of the proceedings to the City Clerk of Council on July 17, 2025. Per ORC 709.04, after sixty (60) days from the date of the delivery, the City Council can officially accept the annexation. It is presented as an emergency ordinance.

Let me know if you have any questions or need additional information.

**CITY OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2025-18**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF 186.2851 ± ACRES IN
HAMILTON TOWNSHIP, WARREN COUNTY, OHIO TO THE CITY OF SOUTH
LEBANON, OHIO AND DECLARING AN EMERGENCY**

WHEREAS, a petition for annexation of approximately 186.2851± acres in Hamilton Township, Warren County to the City of South Lebanon described in attached Exhibit A and shown on the map or plat attached as Exhibit B was filed with the Warren County Commissioners on June 13, 2025. The petition followed the expedited type 2 annexation process provided for in Ohio Revised Code Section 709.023; and,

WHEREAS, the petition was signed by all owners of real estate in the unincorporated territory of the township proposed for annexation; and,

WHEREAS, by resolution adopted on July 15, 2025, the Board of County Commissioners of Warren County, Ohio approved the annexation of 186.2851± acres in Hamilton Township to the City of South Lebanon, Ohio; and,

WHEREAS, the Clerk of the Warren County Board of County Commissioners had a certified copy of the record of the annexation proceedings, including all resolutions of the Board held in connection with the 186.2851± acre annexation, delivered to the Clerk of Council on July 17, 2025; and

WHEREAS, more than sixty (60) days from the date of delivery of the record of the annexation proceedings to the City has elapsed in accordance with provisions of Section 709.04 of the Ohio Revised Code and the Clerk of Council has now laid the resolution of the Warren County Commissioners granting the annexation and the annexation papers before Council at this next regular scheduled meeting to accept or reject the petition for annexation; and

WHEREAS, it is the desire of the owners, and in the interest of the City, that all municipal ordinances and powers be immediately effective in the annexed territory, that City services be immediately available to the territory and that territory immediately be within the City so that the City can begin providing services and for the preservation of the peace, health, safety and welfare of the annexation territory, the City and its residents.

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

Ordinance 2025-18

Page 2

Section 1. The annexation of 186.2851± acres described in Exhibit A and shown on the map or plat labeled Exhibit B previously approved by the Warren County Board of County Commissioners by Resolution on July 15, 2025, be and is hereby accepted by the City.

Section 2. The Clerk of Council is hereby directed to make three copies containing the petition, the map or plat accompanying the petition, a transcript of the proceedings of the Board of County Commissioners, and resolutions and ordinances in relation to the annexation, including this Ordinance. The Clerk of Council shall then deliver one certified copy to the Warren County Recorder to record it in the Recorder's official records. The other two copies shall be certified by the Director of Finance and forwarded to the Ohio Secretary of State and the Warren County Auditor. The Director of Finance shall pay any associated fees and costs and take any other action required by statute.

Section 3. The Director of Finance is further directed to notify the Warren County Board of Elections of the changes in the boundaries of the City in writing which shall include a certified copy of this Ordinance with its attached exhibits, including the legal description and annexation plat, within thirty (30) days of the adoption of this Ordinance.

Section 4. The recitals contained in the Whereas clauses set forth above are incorporated by reference herein.

Section 5. All formal actions of City Council regarding this Ordinance were adopted in an open meeting of City Council in compliance with all legal requirements, including, but not limited to, Section 121.22 of the Ohio Revised Code.

Remainder of page left blank intentionally

Ordinance 2025-18
Page 3

Adopted this ____ day of _____, 2025.

Linda S. Burke, Mayor

Attest: _____
Jennifer O'Brien, Clerk of Council

Rules Suspended: _____ (if applicable)

First Reading: _____

Second Reading: _____

Vote: ____ Yeas
 ____ Nays

Effective Date: _____

Prepared by and approved as to form:

Chase T. Kirby
Law Director
City of South Lebanon, Ohio

Exhibit "A"

DESCRIPTION FOR: **VILLAGE OF SOUTH LEBANON
ANNEXATION**

LOCATION: **OEDER THORNTON AREA
186.2815 Acres**

Situate in Military Survey Numbers 520, 1546 & 1547, Hamilton Township, Warren County, Ohio and including the 108.9406 acres (Parcel I) and 3.0959 acres (Parcel II) tracts as conveyed to Joanne Parker, Trustee of the Joanne Parker Revocable Living Trust U/A/D December 6, 1997 (1/3 Interest), to Ronald Lee Oeder, Trustee of the Ronald Lee Oeder Revocable Trust U/A/D September 20, 2004 and to Jeffrey Lee Oeder, Successor Trustee of the Robert and Anita Oeder Family Trust (1/3 Interest) by deed recorded in Document Number 2025-008828, (all records of the Warren County, Ohio Recorder's Office), including 27.138 acres of the Little Miami Scenic Bike Trail (former Little Miami Railroad right-of-way) and conveyed to the Ohio Department of Natural Resources by deed recorded in Official Record 31, Page 913 and including 47.107 acres conveyed to Rose H. Thornton, Trustee by deed recorded in Official Record 1082, Page 6 and also being more particularly described as follows:

Beginning at a point in the existing corporation line of the City of South Lebanon, at the northwest corner of Highmeadow Subdivision, Section 1 as shown on plat recorded in Plat Book 106, P. 79. Said point also being the southwest corner of said 108.9406 acre (Parcel I);

Thence, with westerly lines of said 108.9406 acre (Parcel I), the following eight (8) courses and distances:

- 1.) Along said existing corporation line, North 07°27'40" East, 923.67 feet;
- 2.) Continuing along said existing corporation line, North 05°47'14" East, 377.10 feet;
- 3.) Continuing along said existing corporation line, North 17°09'09" West, 96.49 feet;
- 4.) Continuing along said existing corporation line, North 57°39'09" West, 176.88 feet;
- 5.) Continuing along said existing corporation line, North 51°09'09" West, 176.88 feet;
- 6.) Continuing along said existing corporation line, North 72°39'09" West, 145.20 feet;
- 7.) Continuing along said existing corporation line in part, North 78°54'09" West, leaving said existing corporation line at 279.36 feet, a total distance of 515.46 feet;
- 8.) North 06°05'51" East, 95.47 feet to the south line of aforesaid 27.138 acres of the Little Miami Scenic Bike Trail (former Little Miami Railroad right-of-way) conveyed to the Ohio Department of Natural Resources by deed recorded in Official Record 31, Page 913;

Thence along lines of said Little Miami Scenic Bike Trail (former Little Miami Railroad right-of-way) and Ohio Department of Natural Resources tract, the following twenty-three (23) courses and distances:

- 1.) With an arc deflecting to the right, having a central angle of $5^{\circ}40'42''$, a radius of 1397.15 feet and a length of 138.47 feet. The chord of said arc bears South $55^{\circ}31'12''$ West, 138.41 feet;
- 2.) South $31^{\circ}38'27''$ East, 35.00 feet;
- 3.) With an arc deflecting to the right, having a central angle of $3^{\circ}51'50''$, a radius of 1432.15 feet and a length of 96.58 feet. The chord of said arc bears South $60^{\circ}17'28''$ West, 96.56 feet;
- 4.) With an arc deflecting to the right, having a central angle of $19^{\circ}51'00''$, a radius of 1164.44 feet and a length of 403.42 feet. The chord of said arc bears South $72^{\circ}31'14''$ West, 401.41 feet to the west line of aforesaid Military Survey Number 1546 and east line of aforesaid Military Survey Number 1547;
- 5.) Along said military survey lines, North $06^{\circ}08'43''$ East, 45.34 feet;
- 6.) Leaving said military survey lines, with an arc deflecting to the right, having a central angle of $4^{\circ}39'49''$, a radius of 1120.44 feet and a length of 91.20 feet. The chord of said arc bears South $84^{\circ}13'42''$ West, 91.17 feet;
- 7.) With an arc deflecting to the right, having a central angle of $21^{\circ}13'01''$, a radius of 1660.84 feet and a length of 615.02 feet. The chord of said arc bears North $82^{\circ}40'27''$ West, 611.51 feet;
- 8.) With an arc deflecting to the right, having a central angle of $1^{\circ}30'32''$, a radius of 2246.36 feet and a length of 59.16 feet. The chord of said arc bears North $71^{\circ}49'18''$ West, 59.16 feet to the aforesaid existing corporation line of the City of South Lebanon;
- 9.) Along said existing corporation line, North $06^{\circ}33'10'$ East, 67.62 feet;
- 10.) Leaving said existing corporation line, with an arc deflecting to the left, having a central angle of $1^{\circ}53'51''$, a radius of 2180.36 feet and a length of 72.21 feet. The chord of said arc bears South $71^{\circ}38'06''$ East, 72.21 feet;
- 11.) With an arc deflecting to the left, having a central angle of $21^{\circ}13'28''$, a radius of 1594.84 feet and a length of 590.78 feet. The chord of said arc bears South $82^{\circ}40'02''$ East, 587.41 feet;
- 12.) With an arc deflecting to the left, having a central angle of $23^{\circ}56'25''$, a radius of 1054.44 feet and a length of 440.58 feet. The chord of said arc bears North $74^{\circ}35'06''$ East, 437.39 feet;

- 13.) With an arc deflecting to the left, having a central angle of 9°37'52", a radius of 1322.15 feet and a length of 222.25 feet. The chord of said arc bears North 57°23'31" East, 221.98 feet;
- 14.) With an arc deflecting to the left, having a central angle of 1°10'25", a radius of 2359.07 feet and a length of 48.32 feet. The chord of said arc bears North 51°28'47" East, 48.32 feet;
- 15.) North 06°18'29" West, 10.63 feet;
- 16.) North 02°16'42" West, 1.18 feet;
- 17.) North 48°05'14" East, 282.36 feet;
- 18.) North 45°40'23" East, 3.86 feet;
- 19.) North 46°35'26" East, 199.73 feet;
- 20.) With an arc deflecting to the right, having a central angle of 12°23'16", a radius of 2104.13 feet and a length of 454.93 feet. The chord of said arc bears North 54°36'02" East, 454.04 feet;
- 21.) With an arc deflecting to the right, having a central angle of 13°15'40", a radius of 2850.97 feet and a length of 659.86 feet. The chord of said arc bears North 67°25'30" East, 658.39 feet;
- 22.) North 77°02'13" East, 179.90 feet;
- 23.) With an arc deflecting to the right, having a central angle of 27°51'19", a radius of 983.09 feet and a length of 477.94 feet. The chord of said arc bears South 84°56'17" East, 473.25 feet to the southwest corner of aforesaid 3.0959 acre (Parcel II);

Thence, with lines of said 3.0959 acre (Parcel II), the following eleven (11) courses and distances:

- 1.) North 02°12'16" West, 49.52 feet to the low water mark of the Little Miami River;
- 2.) With said low water mark, South 67°51'27" East, 142.15 feet;
- 3.) Continuing with said low water mark, South 62°11'50" East, 112.94 feet;
- 4.) Continuing with said low water mark, South 46°44'39" East, 95.92 feet;
- 5.) Continuing with said low water mark, South 63°34'41" East, 292.52 feet;
- 6.) Continuing with said low water mark, South 77°32'07" East, 286.47 feet;
- 7.) Continuing with said low water mark, South 80°38'20" East, 250.52 feet;
- 8.) Continuing with said low water mark, South 82°37'54" East, 199.53 feet;
- 9.) Continuing with said low water mark, South 83°58'01" East, 177.62 feet;
- 10.) Continuing with said low water mark, South 77°47'54" East, 142.80 feet;
- 11.) Leaving said low water mark, South 07°30'43" West, 148.82 feet to a north line of aforesaid 27.138 acres of the Little Miami Scenic Bike Trail (former Little Miami

Railroad right-of-way) conveyed to the Ohio Department of Natural Resources by deed recorded in Official Record 31, Page 913;

Thence along lines of said Little Miami Scenic Bike Trail (former Little Miami Railroad right-of-way) and Ohio Department of Natural Resources tract, the following thirty-four (34) courses and distances:

- 1.) South 77°09'31" East, 2205.12 feet;
- 2.) South 77°15'59" East, 2227.21 feet to the center of Stubbs Mills Road (40' R/W);
- 3.) Along the centerline of said Stubbs Mills Road, South 14°08'44" West, 1.00 feet;
- 4.) Leaving the centerline of said Stubbs Mills Road, South 77°15'59" East, 1088.49 feet;
- 5.) South 78°26'04" East, 326.87 feet;
- 6.) North 14°18'35" East, 1.00 feet;
- 7.) South 78°26'04" East, 51.35 feet;
- 8.) With an arc deflecting to the left, having a central angle of 6°54'09", a radius of 11426.20 feet and a length of 1376.54 feet. The chord of said arc bears South 83°03'48" East, 1375.71 feet;
- 9.) South 86°31'09" East, 2814.21 feet;
- 10.) South 10°02'21" West, 6.54 feet;
- 11.) South 86°31'09" East, 202.20 feet;
- 12.) With an arc deflecting to the right, having a central angle of 5°40'05", a radius of 5756.19 feet and a length of 569.44 feet. The chord of said arc bears South 83°40'54" East, 569.21 feet;
- 13.) South 80°50'49" East, 484.40 feet;
- 14.) With an arc deflecting to the right, having a central angle of 6°17'21", a radius of 3645.30 feet and a length of 400.13 feet. The chord of said arc bears South 77°42'09" East, 399.93 feet to the east line of said aforesaid Military Survey 520 and west line of Military Survey Number 2529, also being the east line of aforesaid Hamilton Township and west line of Salem Township;
- 15.) Along said military survey and township lines, South 07°58'31" West, 66.57 feet;
- 16.) Leaving said military survey and township lines, with an arc deflecting to the left, having a central angle of 6°25'39", a radius of 3579.30 feet and a length of 401.53 feet. The chord of said arc bears North 77°38'00" West, 401.32 feet;
- 17.) North 80°50'49" West, 484.40 feet;
- 18.) With an arc deflecting to the left, having a central angle of 5°40'05", a radius of 5690.15 feet and a length of 562.91 feet. The chord of said arc bears North 83°40'54" West, 562.68 feet;

- 19.) North 86°31'09" West, 209.78 feet;
- 20.) North 10°02'21" East, 6.54 feet;
- 21.) North 86°31'09" West, 580.51 feet;
- 22.) South 03°28'51" West, 6.00 feet;
- 23.) North 86°31'09" West, 1470.00 feet;
- 24.) North 10°06'21" East, 6.04 feet;
- 25.) North 86°31'09" West, 756.81 feet;
- 26.) With an arc deflecting to the right, having a central angle of 6°54'47", a radius of 11492.20 feet and a length of 1386.62 feet. The chord of said arc bears North 83°03'29" West, 1385.78 feet;
- 27.) South 13°29'11" West, 5.97 feet;
- 28.) North 78°26'04" West, 378.02 feet;
- 29.) North 77°15'59" West, 1091.31 feet to the center of said Stubbs Mills Road (40' R/W);
- 30.) Along the centerline of said Stubbs Mills Road, North 14°39'01" East, 6.00 feet;
- 31.) Leaving the centerline of said Stubbs Mills Road, North 77°15'59" West, 2224.60 feet;
- 32.) North 77°09'31" West, 2093.44 feet;
- 33.) South 12°50'29" West, 7.00 feet;
- 34.) North 77°09'31" West, 105.70 feet to the northeast corner of aforesaid 108.9406 acre (Parcel I);

Thence, along the east of said 108.9406 acre (Parcel I), South 07°30'43" West, 1163.41 feet to the northeast corner of aforesaid 47.107 acres conveyed to Rose H. Thornton, Trustee by deed recorded in Official Record 1082, Page 6;

Thence, with lines of said 47.107 acres conveyed to Rose H. Thornton, Trustee, the following ten (10) courses and distances:

- 1.) South 09°01'07" West, 734.87 feet;
- 2.) South 63°00'38" West, 352.67 feet;
- 3.) North 65°18'08" West, 220.00 feet;
- 4.) South 57°21'52" West, 190.00 feet;
- 5.) South 06°21'52" West, 241.00 feet;
- 6.) South 23°36'52" West, 818.00 feet to the centerline of Zoar Road (current right-of-way varies in width)
- 7.) With said centerline, North 38°53'08" West, 199.96 feet to the aforesaid existing corporation line of the City of South Lebanon;

- 8.) Continuing with said centerline and with said existing corporation line, North 20°24'48" West, 189.88 feet;
- 9.) Continuing with said centerline and existing corporation line, North 33°48'35" West, 533.86 feet;
- 10.) Continuing with said centerline and existing corporation line, North 69°43'00" West, 57.99 feet to a southeasterly corner aforesaid 108.9406 acre (Parcel I);

Thence, with lines of said 108.9406 acre (Parcel I), the following thirteen (13) courses and distances:

- 1.) Leaving said centerline and continuing with said existing corporation line North 55°36'10" West, 36.74 feet;
- 2.) North 00°06'29" West, 1250.87 feet;
- 3.) North 03°17'17" East, 354.57 feet;
- 4.) North 82°35'19" West, 204.80 feet;
- 5.) South 01°50'34" West, 536.21 feet;
- 6.) South 85°33'47" West, 143.29 feet;
- 7.) North 89°07'22" West, 95.11 feet;
- 8.) North 89°38'24" West, 120.68 feet;
- 9.) South 09°13'18" West, 197.36 feet;
- 10.) South 11°23'33" East, 309.28 feet;
- 11.) South 81°48'57" East, 286.16 feet;
- 12.) South 00°06'37" East, 511.10 feet to the aforesaid existing corporation line of the City of South Lebanon;
- 13.) Thence, with said existing corporation line, North 81°34'23" West, 671.66 feet to the point of beginning.

Containing 186.2815 acres, more or less, of land.

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

The above description is the result of plat titled Plat of Annexation City of South Lebanon "Oeder Thornton Area" prepared by McGill Smith Punshon, Inc. under the direction of Richard D. Nichols, P.S. No. 7929, dated the 10th of June 2025.

Bearings and the above description are based on existing property deeds (all records of the Warren County, Ohio Recorder's Office) and is not the result of a field survey. In circumstances

where the original deed did not contain metes and bounds- the U.S. State Plane NAD 83, Ohio South Zone 3402 coordinate system was used.

Prepared by: McGill Smith Punshon, Inc.
Date: 10 June 2025
MSP No.: 18532.10

18532103-LEG-ANX-186.2815ac



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

From: Jerry Haddix, City Administrator

Date: September 13, 2025

Subject: Hoff Rezoning Public Hearing & Ordinance

The required City Council public hearing for the proposed rezoning of 150 N. Main Street from RFP to B-1 is scheduled for Thursday, September 18th at 6:00 p.m.

On August 12, 2025, the City Planning Commission unanimously recommended the approval of the zoning map amendment for one parcel totaling 0.281 acres located on 150 N. Main Street (see attached recommendation).

Also, attached is an ordinance for this zoning map amendment. This would be the first reading.

If you have any questions or need additional information, please contact me.



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

**RECOMMENDATION TO CITY COUNCIL
ZONING MAP AMENDMENT OF 150 N. MAIN STREET TOTALING 0.281 ACRES OF
PROPERTY (PARCEL NO. 12-01-229-004)**

FROM: City Planning Commission

Dennis D. Hoff LLC has submitted an application for a zoning map amendment for its property located at 150 N. Main Street (Parcel# 12-01-229-004) consisting of 0.281 acres in accordance with Section 15.7.3(2) of the City Zoning Code. The Property Owner is requesting the rezoning for the parcel to be from RFP (Residential Floodplain District) to B-1 [Neighborhood Business District].

On August 12th, 2025, the City Planning Commission reviewed said zoning map amendment and unanimously voted to recommend said amendment based on the following factors:

1. This would be consistent with the City's Comprehensive Plan that shows this property's future use as a "Historic Core" area, which promotes mixed use development. With a B-1 zone, the Applicant is planning to locate low intensity uses (hair salon & office space) on the first floor in addition to the existing apartments on the 2nd floor which is consistent with the "Historic Core" uses.

Per Sec. 15.7.8 of the City Zoning Code, the next step in the Zoning Map Amendment process is for the City Council shall schedule a public hearing at the next regular meeting following receipt of the Planning Commission report.

PROOF OF PUBLICATION

STATE OF OHIO

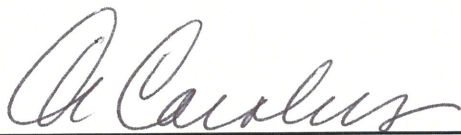
PUBLIC NOTICE

Before the undersigned authority personally appeared Andrea Carolus, who on oath says that he/she is a Legal Advertising Representative of the Journal-News, a daily newspaper of general circulation in Butler and Warren Counties, and State of Ohio, and he/she further says that the Legal Advertisement, a copy of which is hereunto attached, has been published in the said Journal-News, 36 Lines, 1 Time(s), last day of publication being 08/19/2025, and he/she further says that the bona fide daily paid circulation of the said Journal-News was over 15,000 at the time the said advertisement was published, and that the price charged for same does not exceed the rates charged on annual contract for the like amount of space to other advertisers in the general display advertising columns.

CITY OF SOUTH LEBANON
10 NORTH HIGH ST
SOUTH LEBANON, OH 45065

Invoice/Order Number:	0000877819
Ad Cost:	\$123.12
Paid:	\$0.00
Balance Due:	\$123.12

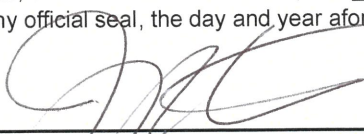
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 20th day of August, 2025 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



(Notary)

Please see Ad on following page(s).



CITY OF SOUTH LEBANON
10 NORTH HIGH ST
SOUTH LEBANON, OH 45065

Invoice/Order Number:	0000877819
Ad Cost:	\$123.12
Paid:	\$0.00
Balance Due:	\$123.12

**CITY OF SOUTH LEBANON
PUBLIC HEARING NOTICE**

Please be advised that a public hearing will be held by the South Lebanon City Council on Thursday, September 18, 2025, at 6:00 p.m. in the Council Chambers of the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio, 45065, to address the following issue:

The purpose of the hearing is to receive public comments on an application for a zoning map amendment submitted by Dennis Hoff, LLC to rezone 0.281 acres of property on 150 N. Main Street, recorded as Parcel No. 1201229004 from RFP (Residential Floodplain District) to B-1 (Neighborhood Business District).

The public record is available for inspection during normal business hours, 8:00 AM to 4:30 PM, Monday through Friday, at the South Lebanon Municipal Building. Comments may also be submitted in writing to Jerry Haddix, City Administrator, 10 North High St., South Lebanon, OH 45065 or by email at jhaddix@southlebanonohio.org.

City of South Lebanon
Jerry Haddix
City Administrator
8-19/2025

0000877819-01

**CITY OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2025-19**

**AN ORDINANCE APPROVING ZONING MAP AMENDMENT FOR THE PROPERTY
KNOWN AS 150 N. MAIN STREET IN THE CITY OF SOUTH LEBANON,
CONSISTING OF 0.281 ACRES FROM RFP [RESIDENTIAL FLOODPLAIN
DISTRICT] TO B-1 [NEIGHBORHOOD BUSINESS DISTRICT]**

WHEREAS, Dennis D. Hoff, LLC has submitted an application for a zoning map amendment for the property known as 150 N. Main Street (Parcel# 12-01-229-004) consisting of 0.281 acres from RFP [Residential Floodplain District] to B-1 [Neighborhood Business District]; and,

WHEREAS, in accordance with Section 15.7.7 of the City of South Lebanon Zoning Regulations, on August 12, 2025, the City Planning Commission, heard the aforementioned Rezoning Application and issued its recommendation to the City Council that the zoning amendment be granted, as requested; and,

WHEREAS, in accordance with Section 15.7.8 of the City Zoning Regulations, the City Council scheduled the Rezoning Application for a public hearing; and,

WHEREAS, the City Council held the public hearing on September 18, 2025, at 6:00 P.M., after publication and other proper notice thereof, to consider the recommendation of the Planning Commission; and,

WHEREAS, upon considering the recommendation of the Planning Commission, a copy of which is incorporated by reference herein, and the testimony given during the public hearing, the Council finds the process has been in accordance with Article 7 [Amendment Procedures], and adopts the recommendation of the Planning Commission; and,

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

Section 1. That the Council does hereby amend the official Zoning Map of the City of South Lebanon, Ohio, for the property known as 150 N. Main Street (Parcel# 12-01-229-004) consisting of 0.281 acres from RFP [Residential Floodplain District] to B-1 [Neighborhood Business District], as shown on Attachment 1.

Section 2. Upon the expiration of the period of referendum provided by law (the effective date being 30 days after the date of adoption), within fifteen (15) days of the effective date, the Zoning Administrator shall amend the Official Zoning Map to reflect the zoning changes in accordance with Sec. 15.7.14 [Zoning Map Amendments] of the Zoning Regulations.

Section 3. The recitals contained in the Whereas clauses set forth above are incorporated by reference herein.

Section 4. All formal actions of City Council regarding this Ordinance were adopted in an open meeting of City Council in compliance with all legal requirements, including, but not limited to, Section 121.22 of the Ohio Revised Code.

Remainder of page left blank intentionally

Ordinance No. 2025-19
Page 3

Adopted this ____ day of _____, 2025.

Linda S. Burke, Mayor

Attest: _____
Jennifer O'Brien, Clerk of Council

Rules Suspended: _____ (if applicable)

First Reading: _____

Second Reading: _____

Vote: ____ Yeas
 ____ Nays

Effective Date: _____

Prepared by and approved as to form:

Chase T. Kirby
Law Director
City of South Lebanon, Ohio



Date: 8/7/2025

Cadastral Lines	
all other values	Corporate Line
County Line	Parcel Line
Farm Lot Line	ROW Unknown Width Line
Audits Trad Line	Road ROW
Civil Township Line	School Line
Subdivision Limit Line	Section Line
Hardware	Subdivision Ltd Line
Township and Range Line	Trad Line
VMS Line	Vacated Road Line

1 inch = 24 feet

150 N. Main St. (RFP to B-1)

The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality and suitability. The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information.

The provider shall have no liability for any other information, Programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.



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, Director of Finance
From: Jerry Haddix, City Administrator
Date: September 16, 2025
Subject: OPWC Application - Water Tower Painting Project

Recently, a section of Zoar Road was identified and brought to the attention of the City staff by Kurt Weber, Warren County Engineer, as having potential slippage along the hillside in the area. Upon further investigation, Harry Holbert met with a representative of Geostabilization, Inc. (GSI) to analyze the situation, who then provided the attached estimate. Based on the type and estimated cost of the project, this project would qualify for Ohio Public Works Commission (OPWC) funding.

Attached is a resolution for the submittal of an Ohio Public Works Commission (OPWC) application for 2026. The application is due by October 3, 2025.

Here is a breakdown of the proposed **Zoar Stabilization Project** budget:

\$284,380	OPWC Request	(59%)
<u>\$197,620</u>	City funds	(41%)
\$482,000	TOTAL PROJECT COST	

Let me know if you have any questions or need additional information.



Todd M. Starkey, PE
Project Development Engineer
todd.starkey@gsi.us | 720.682.5846

September 16, 2025

Mr. Harry Holbert, Public Works Director (hholbert@southlebanonohio.org)
City of South Lebanon, Ohio
10 North High Street
South Lebanon, OH 45065

Subject: Engineer's Estimate for CR153 Zoar Rd Slip 1-3 Repairs – Warren County, OH

GeoStabilization International® (GSI) is pleased to offer this engineer's estimate for the referenced project. We understand that this budgetary pricing will be used to request funding for the slip repair projects near coordinates 39.360102, -84.204823.

GSI's opinions and statements regarding this project shall remain confidential and shall not be shared with other parties without the express written consent of GSI. All concepts and procedures outlined in this proposal shall be considered the intellectual property of GSI.

Based on our site reconnaissance, preliminary design, and discussions with the City and County, GSI has prepared solutions for the 3 slip sites. Slip 1 is the southernmost site, Slip 2 is the middle site, and Slip 3 is the northernmost site near the existing bridge structure.

For Slip 1, GSI is proposing 205 linear feet (LF) of soil nail stabilization with either high-tension steel mesh or reinforced shotcrete facing to treat the roadway embankment. Additionally, lightweight backfill will be required in areas to restore the failed shoulder.

For Slips 2 and 3, GSI is proposing 160 and 165 linear feet (LF) of soil nails and reinforced shotcrete stabilization to treat the roadway embankment. Additionally, lightweight backfill will be required in areas to restore the failed shoulder.

Our contract requires GSI to perform specialty work and City/County forces to perform other items, as applicable, such as access, maintenance of traffic, permitting, paving, striping, guardrail work, etc. Where applicable, we have assumed that GSI will perform all necessary excavation/clearing and haul off of spoils but that the City/County will provide a local dump site at no charge.

The estimated budget for the slip repair projects are as follows: Slip 1, \$750/LF = \$153,750; Slip 2, \$1,010/LF = \$161,600; and Slip 3, \$1,010/LF = \$166,650. The total estimated budget for all 3 sites is \$482,000. GSI performed preliminary design and budgetary pricing based on a back analysis of the observed conditions at the site; however, subsurface boring information and geotechnical data was not provided, so GSI recommends the City/County consider additional

contingency to address differing site conditions should they arise. Additionally, the conditions at the site may change between the time that this funding is requested and the project is executed.

If you have any questions or comments regarding this budgetary concept and pricing, please do not hesitate to reach out.

Sincerely,



Todd M. Starkey, PE
Project Development Engineer



OPWC ENGINEER'S USEFUL LIFE STATEMENT
September 16, 2025

CR153 Zoar Rd – Slips 1-3 Repairs
Warren County, OH

On September 16, 2025, GeoStabilization International (GSI) provided an Engineer's Estimate for the slip repairs on CR153 Zoar Rd near coordinates 39.360102, -84.204823. Our estimate was provided per the terms and conditions and pricing items in our ODOT Purchase Contract #059-24. This contract may be used by ODOT approved political subdivisions and state agencies in Ohio.

The estimated useful life of the referenced project is 75 years.

Sincerely,



Todd M. Starkey, PE
Project Development Engineer



**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2025-40**

**A RESOLUTION AUTHORIZING THE CITY OF SOUTH LEBANON TO PREPARE
AND SUBMIT AN APPLICATION FOR THE ZOAR ROAD STABILIZATION
PROJECT TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE
CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT
PROGRAM(S), AND DECLARING AN EMERGENCY**

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and,

WHEREAS, a section of Zoar Road in the City of South Lebanon has been identified as having structural issues that require remediation; and,

WHEREAS, the infrastructure improvements herein above are considered to be a priority need for the community and are a qualified project under the OPWC programs, and

WHEREAS, immediate action is required to ensure timely delivery of public works services and projects in the City and to meet the October 3, 2025, deadline date for the submission of the application, 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 authorizes the City Administrator to apply to the OPWC for funds for the Zoar Road Stabilization Project, as described above.

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

Section 3. That this Resolution is hereby declared to be an emergency measure in accordance with Section 731.30 of the Ohio Revised Code for the immediate preservation of the public peace, health, safety and general welfare; and this Resolution shall be in full force and effective immediately upon its passage.

Section 4. 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 No. 2025-40

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Adopted this 18th day of September, 2025.

Linda S. Burke, Mayor

Attest: _____
Jennifer O'Brien, Clerk of Council

Rules Suspended: _____ (if applicable)

First Reading: _____

Second Reading: _____

Vote: _____ Yeas
 _____ Nays

Effective Date: _____

Fiscal Review:

Tina Williams
Director of Finance

By: _____

Date: _____

Prepared by and approved as to form:

Chase T. Kirby
Law Director
City of South Lebanon, Ohio