

CITY OF SOUTH LEBANON
REGULAR MEETING MINUTES
July 1, 2025
6:00 P.M.

1. Mayor Burke opened the meeting at 6:00 p.m. with a Prayer and the Pledge.
2. ATTENDANCE

Linda Allen – Present
Sharon Carmack – Absent
Brenda Combs – Absent

Lisa Fedor – Present
Maryan Harrison – Present
Rolin Spicer – Present

3. GUESTS

Warren County Sheriff Barry K. Riley, Warren County Sheriff's Office, provided an overview of updates in the Sheriff's Office.

Mayor Burke mentioned that she and the Council would like to take a tour of the new Warren County Sheriff's facility.

4. PUBLIC HEARING: FISCAL YEAR 2026 TAX BUDGET
5. Mayor Burke opened the floor to the public.

Debbie Glass, 411 Mary Lane, South Lebanon, Ohio, 45065, addressed her concerns regarding the speeding traffic on Mary Lane.

Discussions ensued regarding addressing the traffic issue, implementing temporary detours and maintaining safety access for residents.

Mayor Burke closed the floor to the public.

NEW BUSINESS

6. **RESOLUTION 2025-24**, A RESOLUTION INDICATING THE MUNICIPAL SERVICES TO BE PROVIDED TO 186.2851± ACRES OF REAL PROPERTY PROPOSED TO BE ANNEXED TO THE CITY OF SOUTH LEBANON, OHIO, FROM HAMILTON TOWNSHIP, WARREN COUNTY, AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Fedor, seconded by Allen, all yeas. By title only, Resolution 2025-24, a motion to adopt was made by Allen, second by Fedor, all yeas.

7. **RESOLUTION 2025-25**, A RESOLUTION REGARDING INCOMPATIBLE LAND USES AND ZONING BUFFER WITH RESPECT TO 186.2851± ACRES OF REAL

PROPERTY PROPOSED TO BE ANNEXED TO THE CITY OF SOUTH LEBANON, OHIO, FROM ADJACENT LAND REMAINING IN HAMILTON TOWNSHIP, WARREN COUNTY, AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Allen, seconded by Fedor, all yeas. By title only, Resolution 2025-25, a motion to adopt was made by Allen, second by Fedor, all yeas.

8. **RESOLUTION 2025-26**, A RESOLUTION APPROVING OF AND AUTHORIZING THE DIRECTOR OF FINANCE TO SUBMIT THE [INTERIM] TAX BUDGET FOR FISCAL YEAR 2026 TO THE COUNTY AUDITOR, AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Fedor, seconded by Harrison, all yeas. By title only, Resolution 2025-26, a motion to adopt was made by Fedor, second by Allen, all yeas.

9. **RESOLUTION 2025-27**, A RESOLUTION APPROVING AND AUTHORIZING MAYOR AND DIRECTOR OF FINANCE TO EXECUTE A DEVELOPMENT AGREEMENT FOR THE ARBORS AT GRANDIN POND PHASE TWO SUBDIVISION WITH GRANDIN ROAD DEVELOPMENT, LLC, AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Fedor, seconded by Allen, all yeas. By title only, Resolution 2025-27, a motion to adopt was made by Allen, second by Fedor, all yeas.

10. **RESOLUTION 2025-28**, A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND CLERK OF COUNCIL TO EXECUTE A RECORD PLAT FOR THE ARBORS AT GRANDIN POND PHASE TWO SUBDIVISION, AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Allen, seconded by Fedor, all yeas. By title only, Resolution 2025-28, a motion to adopt was made by Fedor, second by Allen, all yeas.

11. **RESOLUTION 2025-29**, A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO EXECUTE ADDENDUM NO. 3 RELATIVE TO THE CONTRACT WITH MCGILL SMITH PUNSHON, INC. FOR ENGINEERING AND DESIGN SERVICES REQUIRED FOR THE RIVER CORRIDOR SANITARY SEWER EXTENSION PROJECT, AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Allen, seconded by Fedor, all yeas. By title only, Resolution 2025-29, a motion to adopt was made by Allen, second by Fedor, all yeas.

12. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment (\$155,071.79) was made by Harrison, seconded by Allen, all yeas.

13. APPROVAL OF MEETING MINUTES

Regular Meeting – June 17, 2025

A motion to adopt the minutes was made by Allen, seconded by Fedor, all yeas.

OLD BUSINESS

None

COMMUNICATION ITEMS

14. COMMUNICATIONS & REPORTS

Mayor Burke

- a. Working on improvements for the City's website
- b. Discussed the 4th of July events
- c. Attended Arbors at Grandin Pond Ribbon Cutting. Asked Haddix if Arbors at Grandin Pond is developing Phase Two to which Haddix stated "yes."
- d. Announced that she wedded a couple last week
- e. Discussed that the City continues to work on several projects

Director of Finance Tina Williams

- a. Stated that the unaudited version of the 2024 Annual Financial Report will be available on the City's website tomorrow.
- b. Provided and discussed the schedule for 2026 Operating Budget & Capital Improvement Calendar

Administrator Jerry Haddix

- a. Discussed the Morrow Road Project reconstruction between Mary Ellen and Mary Lane, along with Shawhan Road repaving.
- b. Stated that Warren County will be funding the Hobart Avenue Repaving Project.
- c. Discussed the 4th of July festivities

- d. There will be a Public Hearing held by the City's Planning Commission on July 10, 2025. Discussed details of the Public Hearing.

Public Works Director Harry Holbert

- a. Nothing to Report

Law Director Chase Kirby

- a. Reported that he represented the City at the Board of Revisions Hearing on June 18, 2025. Stated that the property is located at 706 Corwin Nixon Blvd. Stated that the City prevailed with a revised value of the property from \$441,010 to \$15,000. Stated that the school district appeared with their counsel and opposed the property value. He stated that he will take appropriate action if an appeal is filed.
- b. Stated that Joshua's Place Lease Agreement is finalized.

Haddix asked Williams if the savings on the tax is approximately \$10,000 a year.

Williams stated that the tax savings is approximately \$11,000 a year. Williams explained that the property is exempt from traditional property taxes due to being in the Tax Increment Financing District.

Sgt. Corey Adams

- a. Reported that the traffic details started at the end of May. He stated that most of the reports are related to stop signs and speeding
- b. Provided an overview of Warren County Sheriff's Office statistics regarding service calls in the City from January 01, 2025-June 30, 2025. Discussed staffing issues and growth within the City.
- c. Discussed the events for the National Night Out on August 5, 2025, located at Veterans Park.
- d. Stated that he will provide additional service call statistics for Union Township.

Rolin Spicer

- a. Nothing to Report

Lisa Fedor

- a. Discussed the 4th of July festivities and hours of operation.

Sharon Carmack

- a. Absent

Maryan Harrison

- a. Nothing to Report

Linda Allen


- a. Nothing to Report

Brenda Combs

- a. Absent

15. Mayor Burke asked for a motion to adjourn the meeting at 6:53 p.m. A motion was made by Harrison, seconded by Allen, all yeas.


Jennifer O'Brien, Clerk of Council


Linda S. Burke, Mayor

For an audio copy of the July 1, 2025, City of South Lebanon Council Regular Meeting, please contact the Clerk of Council at jobrien@southlebanonohio.org.