

**CITY OF SOUTH LEBANON
REGULAR MEETING MINUTES**

August 21, 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 – Present
Brenda Combs – Present

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

3. GUESTS

Willard Spicer and Ginger Mandelstein, family members of John K. Spicer.

Mayor Burke presented a Proclamation Honoring the Life of John K. Spicer for his long-standing love, service and support to South Lebanon, Ohio, and its citizens.

Rich Surace, Chief Operating Officer of Energy Alliances, gave a presentation discussing the electric aggregation program and pricing components. He recommended allowing the City Administrator to sign a contract with Dynegy.

Haddix asked if the aggregation program affects customers who aren't currently under a contract with another supplier. Mr. Surace stated "yes."

Mr. Surace stated that a letter will be mailed to residents around the 2nd half of September 2025. Further stated that the letter addresses individuals who are currently on the aggregation program and Duke Energy's default generation rate. He stated that residents with a 3rd party provider will not receive correspondence.

Haddix stated that Dynegy will not solicit door-to-door sales.

Mr. Surace stated that Dynegy does not solicit door-to-door sales in Ohio.

Mayor Burke asked if a customer with a 3rd party supplier could switch to the electric aggregation program. Mr. Surace stated "yes."

4. Mayor Burke opened the floor to the public.

Mayor Burke closed the floor to the public.

NEW BUSINESS

5. **ORDINANCE 2025-16**, AN ORDINANCE FIXING RESIDENTIAL RATES FOR SOLID WASTE AND RECYCLING COLLECTION EFFECTIVE SEPTEMBER 1, 2025, AND DECLARING AN EMERGENCY

Haddix stated that the ordinance maintains the same rates as the previous year.

A motion to waive the two-reading rule was made by Combs, seconded by Carmack, all yeas. By title only, Ordinance 2025-16, a motion to adopt was made by Fedor, second by Allen, all yeas.

6. **ORDINANCE 2025-17**, AN ORDINANCE CHANGING THE SCHEDULED DATE AND TIME WHEN THE CITY OF SOUTH LEBANON'S MAYOR'S COURT WILL BE HELD, AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Combs, seconded by Carmack, all yeas. By title only, Ordinance 2025-17, a motion to adopt was made by Allen, second by Combs, all yeas.

7. **RESOLUTION 2025-32**, A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR AND DIRECTOR OF FINANCE TO EXECUTE CHANGE ORDER #1 WITH BENCHMARK MANAGEMENT, LLC FOR THE GCWW INTERCONNECTION PRV INSTALLATION PROJECT, AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Allen, seconded by Carmack, all yeas. By title only, Resolution 2025-32, a motion to adopt was made by Combs, second by Carmack, all yeas.

8. **RESOLUTION 2025-33**, A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, SEPTEMBER 18, 2025, AT 6:00 P.M. AT THE SOUTH LEBANON MUNICIPAL BUILDING TO CONSIDER THE RECOMMENDATION OF THE PLANNING COMMISSION IN ACCORDANCE WITH ZONING REGULATIONS SECTION 15.7.7 FOR A ZONING MAP AMENDMENT FOR PROPERTY LOCATED ON 150 N. MAIN STREET (PARCEL NO. 12-01-229-004) CONSISTING OF 0.281 ACRES FROM RFP [RESIDENTIAL FLOODPLAIN DISTRICT] TO B-1 [NEIGHBORHOOD BUSINESS DISTRICT], AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Allen, seconded by Combs, all yeas. By title only, Resolution 2025-33, a motion to adopt was made by Allen, second by Combs, all yeas.

9. **RESOLUTION 2025-34**, A RESOLUTION AUTHORIZING THE CITY OF SOUTH LEBANON TO PREPARE AND SUBMIT AN APPLICATION FOR THE WATER TOWER REHABILITATION PROJECT TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL

TRANSPORTATION IMPROVEMENT PROGRAM(S), AND DECLARING AN EMERGENCY

A motion to waive the two-reading rule was made by Fedor, seconded by Carmack, all yeas. By title only, Resolution 2025-34, a motion to adopt was made by Fedor, second by Combs, all yeas.

10. RESOLUTION 2025-35, A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN ELECTRIC AGGREGATION AGREEMENT WITH DYNEGY ENERGY SERVICES, AND DECLARING AN EMERGENCY

Allen remarked that 9.2 is a favorable rate.

A motion to waive the two-reading rule was made by Fedor, seconded by Allen, all yeas. By title only, Resolution 2025-35, a motion to adopt was made by Fedor, second by Allen, all yeas.

DISCUSSION REGARDING CUE SENIOR PROPERTIES PROPOSED REHABILITATION PROJECT RELATED TO UNION VILLAGE SENIOR COMMUNITY.

Mayor Burke stated that she is a member of Warren County Community Services Board of Trustees and recused herself from the discussion.

Haddix discussed that Warren County Community Services (WCCS) is currently the owner of multiple senior housing developments. He stated that WCCS plans to form CUE Senior Properties GP LLC and be the general partner of residential rental developments. He stated CUE Senior Properties is a proposed rehabilitation project for Union Village. He stated that the financing is through HUD. He stated that the City Officials received a Notice by Certified Mail dated August 8, 2025. He stated that the Notice was required by Ohio Housing Finance Agency.

Combs asked if the rehabilitation improvements will be inside as well as outside.

Mayor Burke stated that improvements will be inside and outside.

11. AUTHORIZATION OF INVOICES

A motion to authorize the invoices for payment (\$161,304.94) was made by Combs, seconded by Carmack, all yeas.

12. APPROVAL OF JULY 2025 FINANCIAL STATEMENTS

A motion to approve the financial statements was made by Combs, seconded by Fedor, all yeas.

13. APPROVAL OF MEETING MINUTES

Regular Meeting – August 7, 2025

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

OLD BUSINESS

14. **ORDINANCE 2025-15**, AN ORDINANCE AMENDING THE ANNUAL APPROPRIATION ORDINANCE 2025-05 FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF SOUTH LEBANON, STATE OF OHIO, FOR THE PERIOD OF JANUARY 1, 2025, THROUGH DECEMBER 31, 2025

By title only, Ordinance 2025-15, a motion to adopt was made by Allen, seconded by Combs, all yeas.

Mayor Burke asked the Law Director to address the need for an emergency Executive Session related to a personnel issue. She stated that the executive session is not on the agenda.

Kirby addressed the need for a motion to go into executive session to discuss a personnel matter pursuant to Section 121.22(g)(1) of the Ohio Revised Code.

15. **ADJOURN TO EXECUTIVE SESSION FOR THE PURPOSE AUTHORIZED UNDER SECTION 121.22(G)(1) OF THE OHIO REVISED CODE TO DISCUSS A PERSONNEL MATTER.**

A motion to enter executive session at 6:27 p.m. was made by Allen, seconded by Combs, all yeas.

A motion to exit out of executive session at 6:39 p.m. was made by Allen, seconded by Carmack, all yeas.

Mayor Burke stated that there was no action taken.

COMMUNICATION ITEMS

16. COMMUNICATIONS & REPORTS

Administrator Jerry Haddix

- a. Announced his retirement from his role as City Administrator effective, November 30, 2025.
- b. Morrow Road Paving Project will be completed and open in approximately a week.
- c. Stated that Chad Minnix was hired for the Code Enforcement Officer position and will be starting on September 8, 2025. Discussed his skills and experience.

- d. The City's Aggregation Program Rates are being addressed.
- e. Stated that the Pressure Reducing Valve Project with Greater Cincinnati Water Works is wrapping up.
- f. River Creek Lofts first occupancy should be later this year.

Combs asked if the entire section of Morrow Road would be repaved.

Haddix stated "yes."

Carmack asked if the Morrow Road contractor is the same contractor who paved King Avenue.

Haddix stated "no."

Mayor Burke

- a. Congratulated Haddix on his retirement. Acknowledged his hard work and dedication to the City. She stated that he will be involved in the hiring process of the next City Administrator.
- b. Attended Shelby Paul Bryant's 94th Birthday Celebration
- c. Attended a Flock Safety Lunch and Learn on August 3, 2025, at the Warren County Sheriff's Office. Discussed that the event was a great learning experience. Stated that the City currently has ten flock cameras.
- d. There have been interviews for a Code Enforcement Officer. Stated that Chad Minnix was hired for the Code Enforcement Officer position and will be starting on September 8, 2025.
- e. Will be attending a Zoom call with the Ohio Municipal League.

Director of Finance Tina Williams

- a. Nothing to Report

Public Works Director Harry Holbert

- a. Absent

Law Director Chase Kirby

- a. Congratulated Haddix on his retirement.

- b. Addressed laws to enforce rules for micromobility devices on the City's roadways.

"Mayor Burke asked Council: Would you like to further explore ordinances regarding micromobility devices?"

- c. Stated that he conducted a cursory review of other cities' ordinances regarding micromobility devices. Stated that Sgt. Adams is involved and his deputies are aware of the issues.

Allen questioned if the City is legally liable for accidents, to which Kirby stated, "it depends."

Discussions ensued regarding safety measurements for the residents regarding micromobility devices.

Carmack asked Sgt. Adams if he clocked individuals with micromobility devices.

Sgt. Corey Adams

- a. Discussed the legal requirements for clocking individuals with micromobility devices.

Harrison questioned the age requirements for passengers on micromobility devices.

- b. Discussed legal requirements for citing underage passengers on a micromobility device.

Discussions ensued regarding further investigating law and safety requirements for micromobility devices.

Fedor suggested investigating law requirements for micromobility devices on the bike trail.

- c. Sgt. Adams stated that he is unaware of the school's curriculum for safety requirements

Mayor Burke discussed posting safety requirements on Facebook.

- d. Congratulated Haddix on his retirement.

Rolin Spicer

- a. Congratulated Haddix on his retirement.
- b. Expressed his appreciation for the Proclamation honoring his father, John Spicer.

Lisa Fedor

- a. Congratulated Haddix on his retirement.
- b. There will be a 9/11 Memorial Wreath Laying at the City's Veterans Memorial beginning at 10:00 a.m.
- c. Reported that the Events Committee will be working on Christmas Tree Lighting, Christmas Parade and Memorial for Veterans Day.

Sharon Carmack

- a. Congratulated Haddix on his retirement.

Maryan Harrison

- a. Congratulated Haddix on his retirement.
- b. Expressed her concerns regarding safety for individuals on micromobility devices.

Linda Allen

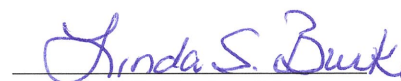
- a. Congratulated Haddix on his retirement.

Brenda Combs

- a. Congratulated Haddix on his retirement.

17. Mayor Burke asked for a motion to adjourn the meeting at 7:09 p.m. A motion was made by Allen, seconded by Spicer, all yeas.


Jennifer O'Brien, Clerk of Council


Linda S. Burke, Mayor

For an audio copy of the August 21, 2025, City of South Lebanon Council Regular Meeting, please contact the Clerk of Council at jobrien@southlebanonohio.org.