

RECORD OF PROCEEDINGS; MINUTES OF THE VILLAGE OF LEWISBURG, OHIO, REGULAR COUNCIL MEETING AT 7:00 P.M., JULY 17, 2025, AT THE LEWISBURG COMMUNITY CENTER.

The regular meeting of the Village of Lewisburg, Ohio Council was called to order at 7:00 P.M. by Mayor Dennis Roberts.

ROLL CALL: Eliza Wagoner, Clerk of Council.

PRESENT: Mayor Dennis Roberts, Council Members Marla Colville-Brown, Barb Foster, Mary Nelson, Lori Pheanis, and Jackie Sewert.

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Also present were Municipal Manager Jeff Sewert, Police Chief Gary Parker, Fire & EMS Chief Bob Sewert, and Law Director Steve Hobbs.

Citizen Park Harry thanked Manager Sewert and Council for honoring him with the recent Proclamation and renaming the Community Center.

Motion to approve the minutes of the July 3, 2025, regular Village Council Meeting. First by Lori Pheanis. Second by Barb Foster. Roll Call Vote: 5 Yes 0 No 1 Abstain (Jackie Sewert). Motion approved.

Motion to approve the check disbursement report. First by Lori Pheanis. Second by Mary Nelson. Roll Call Vote: 6 Yes 0 No. Motion approved.

Motion to approve the purchase order report. First by Lori Pheanis. Second by Barb Foster. Roll Call Vote: 6 Yes 0 No. Motion approved.

PUBLIC HEARING: A public hearing to discuss a change of zoning for the property located at 111 East North Water Street began at 7:07 P.M. Law Director Hobbs explained the proposed use of the property and the reason for the zoning request change. No one was present to speak for or against the zoning change request. Law Director Hobbs recommended that Council approve the request. The public hearing ended at 7:09 P.M.

MAYOR: Mayor Roberts shared about a recent meeting and the Preble County Land Bank acquiring properties including the old Meloy property.

CITIZENS: Brumbaugh Engineering and Kurtis Altic shared their updated record plan for the Sycamore Trace Subdivision. They explained the reason behind the changes and went over some of the covenants.

Planning Commission already reviewed the updated record plan and recommended that Council approve it. Motion to approve the presented Record Plan for the Sycamore Trace Subdivision. First by Barb Foster. Second by Mary Nelson. Roll Call Vote: 6 Yes 0 No. Motion approved.

LEGAL: 1ST READING (Read by Mary Nelson): ORDINANCE ADOPTING A TAX BUDGET FOR CALENDAR YEAR 2026.

Motion to waive the three-reading rule. First by Lori Pheanis. Second by Mary Nelson. Roll Call Vote: 6 Yes 0 No. Motion approved.

Motion to adopt Ordinance No. 2025-07: ORDINANCE ADOPTING A TAX BUDGET FOR CALENDAR YEAR 2026. First by Lori Pheanis. Second by Mary Nelson. Roll Call Vote: 6 Yes 0 No. Motion approved.

1ST READING (Read by Mary Nelson): ORDINANCE CHANGING THE ZONING CLASSIFICATION OF THE CURRENTLY ZONED “R-2” URBAN RESIDENTIAL DISTRICT PART OF LOT 110 (East 75.1’ x 66’) (COUNTY PARCEL I.D. NO D13001202900003000) IN THE VILLAGE OF LEWISBURG, OHIO, FROM “R-2” URBAN RESIDENTIAL DISTRICT TO “CBD” CENTRAL BUSINESS DISTRICT AND TO MAKE THE CHANGE AN AMENDMENT TO THE ZONING ORDINANCE AND MAP FOR LEWISBURG, OHIO (ORDINANCE NO., 1982-1 AND TITLE THREE-ZONING ADMINISTRATION, CHAPTERS 115, ET SEQ., OF THE CODIFIED ORDINANCES OF LEWISBURG, OHIO).

Motion to waive the three-reading rule. First by Barb Foster. Second by Lori Pheanis. Roll Call Vote: 6 Yes 0 No. Motion approved.

Motion to adopt Ordinance No. 2025-08: ORDINANCE CHANGING THE ZONING CLASSIFICATION OF THE CURRENTLY ZONED “R-2” URBAN RESIDENTIAL DISTRICT PART OF LOT 110 (East 75.1’ x 66’) (COUNTY PARCEL I.D. NO D13001202900003000) IN THE VILLAGE OF LEWISBURG, OHIO, FROM “R-2” URBAN RESIDENTIAL DISTRICT TO “CBD” CENTRAL BUSINESS DISTRICT AND TO MAKE THE CHANGE AN AMENDMENT TO THE ZONING ORDINANCE AND MAP FOR LEWISBURG, OHIO (ORDINANCE NO., 1982-1 AND TITLE THREE-ZONING ADMINISTRATION, CHAPTERS 115, ET SEQ., OF THE CODIFIED ORDINANCES OF LEWISBURG, OHIO). First by Lori Pheanis. Second by Barb Foster. Roll Call Vote: 6 Yes 0 No. Motion approved.

1ST READING (Read by Mary Nelson): AN ORDINANCE AUTHORIZING AND DIRECTING THE MUNICIPAL MANAGER TO EXECUTE A CONTRACT WITH A REGIONAL COUNCIL OF GOVERNMENTS FOR THE PURPOSE OF ADMINISTRATION AND COLLECTION OF MUNICIPAL INCOME TAX IN THE VILLAGE OF LEWISBURG, PREBLE COUNTY, OHIO.

Discussion about the pros and cons of moving forward and the related costs. Manager Sewert recommended moving forward.

MUNICIPAL MANAGER: Manager Sewert shared that we have approval from OPWC on a loan agreement for the Main St. paving project. This would be a 20-year, 0% interest loan. Motion to authorize the Municipal Manager to sign the agreement with OPWC for the Main St. paving project loan. First by Mary Nelson. Second by Jackie Sewert. Roll Call Vote: 6 Yes 0 No. Motion approved.

Manager Sewert also shared an update on the playground and potential additional donors and about an accident that occurred last week.

SAFETY: Chief Sewert shared that the Firehouse Improvement Project is complete and that they currently have a Fire Class and an EMT class going on at our Firehouse.

POLICE: Chief Parker shared thank-you notes that Sergeant Johnson received for a demo he gave with Zeke to the girl scouts. He also shared that he has a candidate for the part-time officer opening.

Motion to authorize the Municipal Manager to hire for the open full-time and part-time officer positions if there is a valid candidate. First by Jackie Sewert. Second by Mary Nelson. Roll Call Vote: 6 Yes 0 No. Motion approved.

Motion to authorize the Municipal Manager to hire for the open full-time firefighter/paramedic position if there is a valid candidate. First by Lori Pheanis. Second by Mary Nelson. Roll Call Vote: 6 Yes 0 No. Motion approved.

LIBRARY: Barb Foster shared about recent events and the summer reading program.

PARK: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

MISC. BUSINESS: Manager Sewert shared that the 303 W Cumberland St property was listed with a realtor today.

Motion to adjourn. First by Lori Pheanis. Second by Marla Colville-Brown. Roll Call Vote: 6 Yes 0 No. Motion approved. Meeting was adjourned at 8:34 P.M.

DATE _____ MAYOR _____

CLERK OF COUNCIL _____