Village of Maineville Council Mtg.

REGULAR SESSION
8133 S. St. Rt. 48, Maineville, OH
Council Meeting Minutes
March 12, 2026
6:00 PM

Mayor Billups called the meeting to order at 6:00 PM by everyone reciting the Pledge to the Flag.

The Invocation was given by Councilmember Williams.

Those Present were:
Mayor Billups – Yes
Councilmember – Tomsic – Yes
Councilmember - Hughes – Yes
Councilmember – Drook – Yes
Councilmember – Humphries - No
Councilmember – Williams – Yes

Motion to excuse Councilmember Humphries was made by Councilmember Tomsic and seconded by Councilmember Williams. Roll call to excuse Councilmember Humphries was unanimous in favor.

Motion to approve the meeting minutes from February 12, 2026 was made by Councilmember Hughes and seconded by Councilmember Drook. Roll call vote to approve the minutes were unanimous in favor.

Motion to approve the March 12, 2026 agenda, was made by Councilmember Williams and seconded by Councilmember Tomsic. Roll call to approve was unanimous in favor.

Police – HTPD Report given for the month

Public Comments – None

EXECUTIVE SESSION:

Under Ohio Revised Code 121.22 (G) (1) To consider the appointment, employment, dismissal, …promotion, demotion, or compensation of a public employee or official.

Motion to enter into executive session at 6:03 p.m. was made by Councilmember Hughes and seconded by Councilmember Drook. Roll call to enter executive session was unanimous in favor. Council entered executive session at 6:03.

Motion to exit executive session with no action taken was made by Councilmember Williams and seconded by Councilmember Hughes. Council exited executive session at 6:41 p.m. with no action taken.

Motion to Appoint a New Councilmember:

Motion was made to appoint Roger Gaebel to the vacant council seat by Councilmember Drook and seconded by Councilmember Williams. Roll call to approve Roger Gaebel was unanimous in favor.

Motion to amend the agenda, adding Major Arrasmith as Guest Speaker, and moving Ordinance 2026-03 directly following, was made by Councilmember Drook and seconded by Councilmember Williams. Roll call to approve was unanimous in favor.

Guests – Major Arrasmith, Greater Warren County Drug Task Force – Major Arrasmith provided the annual report to all of council for the year. He also thanked the Village for their contribution.

New Council:
Roger Gaebel was sworn in as councilmember. Roger Gaebel was then counted in the attendance thereafter.

ORDINANCE 2026-03- Ordinance Hiring Jeanetta Anderson as the Fiscal Officer/Clerk of Council for the Village of Maineville, and Declaring an Emergency

Motion to appoint Jeanetta Anderson as Fiscal Officer was made by Councilmember Williams and seconded by Councilmember Tomsic. Roll call vote was unanimous in favor.

Jeanetta Anderson then affirmed her duties as fiscal officer for the Village of Maineville.

Zoning/Administrator – Wayne Speer provided a presentation to Council. He discussed the planning of the old administration building. He discussed street widening on Mounts Road that Warren County is planning. They wanted to know if the Village would be interested. There are plans on moving record boxes to storage during demolition of admin building. He inquired what items have already have been scrapped and what we still need a resolution for. He mentioned that Councilmember Drook suggested replacing the building front and any water damaged walls and carpet and then move back. He found a company that could check for mold first. If mold is found, then it should be gutted. The flooding of the building in 2023 was very extensive. The resolution has already been approved to have the building demolished. Wayne said that he already signed the contract with the construction company. There was conversation about the barn and the loft of the barn not being able to hold a lot of weight. There are also support beams that need moved in order to support weight and also allow vehicles/equipment to fit better. The planning of the Hopkins Commons greenspace was discussed. Council had previously asked about getting an amphitheater/ pavilion in the area. The TIF funds will contribute $10,000 towards that. He provided two quotes, one for a pergola, one for picnic tables with umbrellas and a path. When asked about the pavilion, Wayne said that quoting company said we can't afford that. He suggested doing something different. He was concerned about the cost. Mrs. Campbell said that if it were $50k-$60k, plus the TIF funds, we could afford it. Mayor Billups asked Council if they were still interested in the amphitheater. Council agreed and gave him direction to move forward with that. He provided a survey that could be mailed to Maineville residents. Fillmore cannot start back on paving until the plants open back up. Also, there are many new homes being built. Street Department hired Dalton Horner.

Mayor – Mayor Billups thanked Doug Drook for attending a meeting at Warren County for her.

Committees –

Event Committee – Change to June 27th instead of 4th of July and Rozzis will have fireworks at the end. There would be no sky jumpers and a different wedding band instead of last year's band. Costs were discussed regarding the events. Mrs. Campbell said that our event appropriation line is $15,000 total this year and that is double what we paid 6 years ago. Also, should the Village be paying an entire half of all of the events. Our budget does not allow us to keep increasing so much per year. The event appropriation line is for all events in 2026, not only the 4th of July. We also need to talk to Do Good Ministries to find out if they are still planning on doing an event this year.

Council –

Doug Drook brought up the idea of selling the barn to Krimmers. They are interested. We could then build a garage behind the existing garage. Solicitor Byrne reminded council that the Village must follow statutory procedures if it sells any public property.

Fiscal Report

The January fiscal report was given. The general fund started at $1,116,498.94 and ended at $1,137,494.04. All funds ended at $1,913,101.26. Receipts totaled $65,584 and Payments were $36,590.

Motion to approve the January fiscal report was made by Councilmember Williams and seconded by Councilmember Hughes. Roll call to approve was unanimous in favor.

The February fiscal report was given. The general fund started at $1,137,494.04 and ended at $1,147,079.27. All funds ended at $1,931,558.45. Receipts totaled $85,719 and payments totaled $67,262.75.

Motion to approve the February report was made by Councilmember Hughes and seconded by Councilmember Gaebel. Roll call to approve was unanimous in favor.

MOTION TO APPROVE VACATION BUYOUT OF FISCAL OFFICER:
Motion to approve the vacation buyout for Mrs. Campbell was made by Councilmember Drook and seconded by Councilmember Hughes. Roll call to approve was unanimous in favor.

SOLICITOR'S REPORT – Julie Byrne is not available in April and said a colleague would have to come in her place. Timberline – Nothing new to report. Committees need to be appointed. She has also been helping Mrs. Campbell with the audit that she is closing out.

SECOND READING OF ORDINANCE – to Establish a Lowered Speed Limit on State Route 48 in the Business District

This is to lower the speed limit nearing the upcoming stoplight. Reading only. No action taken.

SECOND READING OF ORDINANCE – to Establish a Lowered Speed Limit on Fosters-Maineville Road in the Business District

This is to lower the speed limit nearing the upcoming stoplight. Reading only. No action taken.

RESOLUTION 2026-08 – Amending the Guidelines for the Employment Committee and Declaring an Emergency

This just changes the rules to say Mayor or their designee

Motion to approve was made by Councilmember Williams and seconded by Councilmember Hughes. Roll call to approve was unanimous in favor.

RESOLUTION 2026-09 – Amending the Guidelines for the Economic Development Advisory Committee and Declaring an Emergency

Same changes as previous resolution

Motion to approve was made by Councilmember Williams and seconded by Councilmember Drook. Roll call to approve was unanimous in favor.

RESOLUTION 2026-10 – Amending the Rules of Council and Declaring an Emergency

There are changes to delete the building sub-committee. This also updates attendance requirements and notes the changes in committee guidelines above.

Motion to approve was made by Councilmember Williams and seconded by Councilmember Hughes. Roll call to approve was unanimous in favor.

RESOLUTION 2026-11 – Amending the Village Employee Handbook by Adopting an Amended Emergency Call-Out Pay Policy and Declaring an Emergency

This makes the change regarding call-out pay turning to overtime after 40 hours.

Motion to approve was made by Councilmember Tomsic and seconded by Councilmember Williams. Roll call to approve was unanimous in favor.

RESOLUTION 2026-12 – Authorizing the Village Administrator to Hire Part-Time Employees to Assist with Village Operations and Declaring an Emergency

This gives Wayne Speer the authority to hire a temporary employee, less than 75 days without council's approval.

Motion to approve was made by Councilmember Williams and seconded by Councilmember Gaebel. Roll call to approve was unanimous in favor.

RESOLUTION 2026-13 – Adopting a Policy Allowing the Fiscal Officer to Waive Income Tax Penalties and Interest in Certain Circumstances and Declaring an Emergency

This is similar to the 2023 resolution. However, there are still residents getting charged penalties and interest with their RITA taxes. Mrs. Campbell said that she is getting a lot of phone calls about confusion on quarterly filing requirements. Many are getting penalties and interest. This would allow the mayor to waive penalties and interest if the resident pays their taxes for one time only. Julie Byrne noted the success of the subpoena program as well.

Motion to approve was made by Councilmember Drook and seconded by Councilmember Williams. Roll call to approve was unanimous in favor.

<u>RESOLUTION 2026-14</u> – Authorizing the Village Administrator to Enter into a Rental Agreement with Fortress Castle LLC to Store Village Property and Declaring an Emergency

This is to store items during demolition.

Motion to approve was made by Councilmember Williams and seconded by Councilmember Drook. Roll call to approve was unanimous in favor.

With nothing further to be presented to Council, a motion from Councilmember Hughes to adjourn was seconded by Councilmember Gaebel and all Councilmembers voted to adjourn at 8:15 pm.

Adopted:

Mayor Allison Billups

Fiscal Officer/ Mary Beth Campbell