

Village of Maineville
Council Meeting Minutes
May 12, 2022
7:00 PM

Mayor Beebe called the meeting to order by everyone reciting the Pledge to the Flag.

The Invocation was given by Pastor Sage.

Those Present were:

Mayor Beebe – Yes
Councilmember - Hughes – Yes
Councilmember – Billups – Yes
Councilmember – Drook – Yes
Councilmember – Humphries - Yes
Councilmember – Williams – Yes
Councilmember – Tomsic – Yes

Motion to approve the April 14, 2022, minutes was made by Councilmember Hughes, seconded by Councilmember Tomsic. Roll call vote to approve the minutes as was unanimous in favor.

Motion to approve the May 12, 2022, agenda was made by Councilmember Williams, seconded by Councilmember Humphries. Roll call vote to approve the agenda was unanimous in favor.

Guests –

Major Steve Arrasmith – WCSO Drug Task Force

Major Arrasmith provided the 2021 Annual Report which summarized the DTF description, policies, personnel, and funding sources. He also discussed the various types of cases they had for the year. He thanked the Village for their annual contribution as well.

Choice One Engineering

Nick Selhorst from Choice One Engineering spoke. They are looking forward to working with the Village in the future.

Street

Mayor gave the street report. Steve Allen picked up new parking lot curbs. He did routine job duties the past month.

Police

Chief Hughes provided the police report. There were 570 calls for service. There was a rental scam report taken. Chief is advising not to deal with 3rd party, Craig's List home rental companies. Also, do not do cash up-front transactions for rentals. Sgt. Quillan Short has been promoted to Captain and is now the Assistant Chief of HTPD.

Zoning

Lindsey Gehring provided her zoning information to the Mayor. She is currently looking at the Krimmer's parking lot to see what improvements are needed. She is working with new possible developments in the village. If anyone wants to speak to Lindsey, Mayor can provide her contact info.

Mayor

The Mayor noted how excited he is about the possible improvements to the downtown area. He said that they spoke to the township about the possibility of connecting the sidewalks of Regency to those of the Village. We are also excited about the parade on July 4th.

Committees

Event Committee – Councilmember Humphries stated that they need more volunteers for the booths and games. The township will be providing a beer garden. There will be a small orchestra.

Planning Committee met last month. They discussed the zoning fee schedule changes. It was outdated and missing a few items. The committee agreed on all of the charges.

Council

Councilmember Tomsic will be talking to possible sponsors for the parade. She is also trying to find more vendors and volunteers.

Councilmember Drook is also trying to find more sponsors and vendors for the parade event.

Councilmember Humphries said her neighbor was wanting to have chickens, but wasn't sure if they're allowed in the Village. Doug Drook said he will review the zoning code and get back to her on that.

Fiscal

Since there was no meeting in March, the numbers for February were provided by fiscal officer, Mary Beth Campbell. February Receipts were \$58,221.24. February payments were \$42,594.75. The ending overall balance for February was \$1,260,058.25.

Motion to approve the February fiscal officer report was made by Councilmember Billups and seconded by Councilmember Drook. Roll call to accept was unanimous in favor.

Mary Beth Campbell gave the April 2022 report for finances. The numbers were as follows: beginning General Fund balance for April 2022 \$475,492.30; received in April respectively \$175,723.20, of which, the 1st half real estate settlement and TIF funds were the majority; expenditures April \$29,023.88. The overall balance at the end of April was \$1,379,855.65.

The reason we are doing a supplemental for the street vehicle appropriation line tonight is so that the radios can be upgraded for all vehicles and get one handheld radio. County telecommunications are updating their software. This will also allow Steve Allen to communicate with Hamilton Township Street Department.

Motion to approve the April fiscal officer report was made by Councilmember Billups and seconded by Councilmember Drook. Roll call to accept was unanimous in favor.

SOLICITOR'S REPORT

Solicitor Byrne stated this has been a very busy month. She filed a request for a Certificate of Judgment for the Sycamore property with the court. This is basically a bill from the court saying a verdict has been rendered and this is what the defendant owes. They did provide the certificate and Julie filed it with the Warren County Court of Common Pleas. This now means that the defendant now has a lien on all the properties that he owns within Warren County. The way that works is, if he ever sold a property, the mortgage is paid off first, but then the Village would receive their money before any money is given to the defendant. This process took over a week.

Also, Hopkins Commons sent a request for all of the money in the TIF fund. This request was denied by the fiscal officer. The reason it was denied was because the disbursement form was not completed with all of the necessary information as noted within the TIF agreement. For instance, they need to provide what vendor completed the work, describe the work that was completed, when was the work completed, and what were the costs for each of the jobs done by the vendor. They also need to provide proof of prevailing wage. This process was not followed. The contact called Mary Beth Campbell and asked the total amount of the TIF fund. They then sent a request for the majority of the fund. The only information provided was the name of a real estate company, a work description of "public improvements", and the date of 2017 – 2020. The Village also has the right to review the work that was completed, but the Village knew nothing about work being done at Hopkins Commons. Therefore, Julie helped draft a denial response and Mary Beth sent the denial email. She received no response. Since these are public funds, the TIF agreement terms must be followed. There is also a preapproval process that can be followed up to 4 times per year. This was not followed from 2017-2020. No one at the Village was aware of any improvements that were done at Hopkins Commons recently. This situation is exactly why Julie advised Council not to spend any of the TIF fund in the past.

Julie has also met with the township regarding upcoming improvements or developments.

RESOLUTION 2022-10 Authorizing an Appropriation Amendment and Declaring an Emergency

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

RESOLUTION 2022-11 An Emergency Resolution Authorizing the Mayor to Enter Into A Contract With Choice One Engineering Corporation, and Setting Forth the Compensation and Functions of the Village Engineer, Authorizing the Mayor to Cancel the Existing Agreement, and Dispensing with the Three Readings

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

Motion to amend scrivener's error, changing Hengle to Hughes under council names, was made by Councilmember Tomsic, seconded by Councilmember Billups. Roll call to approve was unanimous in favor.

ORDINANCE 2022-03 Repealing Existing Zoning Fee Schedule of the Village of Maineville, Ohio, Enacting a New Zoning Fee Schedule, and Declaring an Emergency

Zoning book for the Village allows fees to be changed without a public hearing.

Motion to amend scrivener's error, changing Hengle to Hughes under council names, was made by Councilmember Drook, seconded by Councilmember Williams. Roll call to approve was unanimous in favor.

Motion to approve ordinance as amended was made by Councilmember Drook and seconded by Councilmember Billups. Roll call to approve was unanimous in favor.

Public

Rex Moore – 408 Morning Sun Drive, Maineville, OH: 18-year resident - there are a total of approximately 12 rental properties near his home. American Family Homes 4 Rent has 2 properties on Morning Sun that have very tall grass. 327 Nightwind Drive also has very tall grass.

EXECUTIVE SESSION –

Under Ohio Revised Code 121.22

(G)(3) Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action;

(G)(6) “Details relative to the security arrangements and emergency response protocols.”

Motion to enter into executive session was made by Councilmember Billups, seconded by Councilmember Williams. Roll call to approve was unanimous in favor. Council and the Mayor entered into Executive Session at 7:54 p.m.

Motion to return from Executive Session, with no action taken, was made by Councilmember Drook, seconded by Councilmember Billups. Roll call to approve was unanimous in favor. Meeting reconvened at 8:41 p.m.

With nothing further to be presented to Council a motion from Councilmember Hughes to adjourn was seconded by Councilmember Billups and all Councilmembers voted to adjourn at 8:42 pm.

Adopted:



Mayor Bob Beebe



Fiscal Officer/ Mary Beth Campbell