

Village of Maineville Council Mtg.

RESCHEDULED REGULAR SESSION

8133 S. St. Rt. 48, Maineville, OH

Council Meeting Minutes

October 23, 2025

6:00 PM

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

The Invocation was given by Mayor Beebe.

Those Present were:

Mayor Beebe – Yes

Councilmember – Tomsic – Yes

Councilmember - Hughes – Yes

Councilmember – Billups – Yes

Councilmember – Drook – Yes

Councilmember – Humphries - No

Councilmember – Williams – Yes

Motion to excuse Councilmember Humphries was made by Councilmember Drook and seconded by Councilmember Tomsic. Motion to excuse Linda Humphries was unanimous in favor.

Motion to approve the meeting minutes from September 16, 2025 was made by Councilmember Hughes and seconded by Councilmember Williams. Roll call vote to approve the minutes were unanimous in favor.

Motion to approve the October 23, 2025 agenda, was made by Councilmember Billups and seconded by Councilmember Tomsic. Roll call to approve was unanimous in favor.

Guests – None

Public Comments –

Andy Baumann - 8051 Mulberry St. – Mr. Baumann voiced his concerns over the work being done in his neighborhood. There is a huge mess and contractor's equipment is just sitting. He would like for the contractor to leave the property in the condition that they found it. He has reached out to Kathryn at Warren County, but has received no response. The project needs to be finished soon. There was also mention of concern for fire safety. In the recent event of a fire run, apparatus could not get to the scene due to all of the equipment in the way. Mayor noted that Fillmore found a sewer line discrepancy in the mapping of the project. They are working with the engineer's office to get it straightened out. Wayne Speer of Zoning said that he's monitoring the process. He said that there was a huge lack of communication by Warren County and Fillmore. Scott Williams was on the recent fire run and the hydrants are not clearly marked. It was very difficult to get to the scene.

Carol Baumann – 8051 Mulberry St. – The magnitude of the project is huge. They are trying to be patient. However, the fire hydrant situation is not good. One resident didn't want one right next to his driveway across the street from her. She asked the contractor

if they could just put it in front of her home, across the street. His reply was no, the resident said he didn't want it, so there won't be one here. He said the fire department would need to draft water from the creek. He also implied that they weren't concerned with restoring property back to the original condition. They mentioned that they will not be paving the entire road after repairs. It will only be the half that the work was done. There are some days that mail is not delivered due to conditions. Bus drop off is also not the same. Scott Williams said there are Road Closed signs all the way back and the fire department was not made aware, so they could not risk taking the apparatus all the way back and not be able to get out.

Tawnya Parry – 8068 Mulberry St. – She mentioned that she has personal property damage after the construction. Due to her car having low clearance, she installed 9 ramps at the entry of her driveway. The contractors broke 6 of the 9 so she went out and told them to quit driving over them. The drivers said they are rubber and don't break. She told them they do break. She emailed Kathryn at Warren County to inform her and she hasn't responded. Julie Byrne said that since Warren County is in charge of the project, these comments really need to go to the commissioners.

Police – Sheriff Barry Riley – Sheriff Riley said after hearing everyone's feedback, with the Village Council's permission, he would like to reach out to Chris Brousch from Warren County tomorrow morning. He needs to hear this. They don't deserve this. The police report was shared with Council. He noted to lock your cars and doors to avoid thefts. There were very few incidents this month. The 2 thefts were a trash can and misuse of a credit card.

Street – There was no street report. However, Mrs. Campbell stated that the annual inspection by Justin Bedocs at Warren County went well. They passed with flying colors.

Zoning – Wayne Speer, Maineville Zoning – He got a call regarding a PUD off SR48. He was told by Fillmore that they want to tap into the main on November 17th. Timberline is being told that it would cost millions for them to tap into the sewer. They also want to negotiate the TIF. ACR is now for sale. Rossman Electric will be selling. There has been a report of some illegal dumping. He is looking into that and working with county on his findings.

Mayor – Thank you to Patricia Tomsic for covering last month. There have been reports regarding the noise and mess from the construction of new subdivisions. The traffic light will be coming and ground breaking will be this winter.

Committees –

Event - With regards to the Tree Lighting, Patricia Tomsic has been discussing the funding with Mrs. Campbell. She noted that the population of the Village is much much smaller than the township and she feels that the Village should not pay half of the entire event. The coffee truck, photo booth, and the giveaways should be enough. She wanted Council's feedback. She said the church that used to give out hot chocolate will not be doing that this year. Therefore, we will just allow the coffee truck to serve that.

Finance – Needs to meet prior to the November meeting

Council – None

Fiscal

Mrs. Campbell reminded Council of the communication from Matt Nolan requesting that any local governments that have a fund with a carryover balance exceeding 100%, that is where the carryover balance exceeds the expected 2026 expenditures, provide the Commission with a short-written plan to either use those funds or reduce their tax rates. This is the General Fund.

September's beginning balance of the General fund was \$1,024,628.44. September's receipts were \$234,272.64. September's payments were \$133,853.80. The September ending balance for the General fund was \$1,063,789.33. The ending overall balance for all funds in September was \$1,835,213.87.

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

SOLICITOR'S REPORT – Julie Byrne said she was deferring her comments to executive session

Executive Session - Executive session pursuant to 121.22(G):

- (1) To consider the appointment, employment, ... promotion, ... or compensation of a public employee or official.
 - (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;
 - (6) Details relative to the security arrangements and emergency response protocols for a public body or a public office, if disclosure of the matters discussed could reasonably be expected to jeopardize the security of the public body or public office;
- (G)(8) To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, given that both of the following conditions apply:
- (a) The information is directly related to a request for economic development assistance that is to be provided or administered under any provision of 5709.40 to 5709.43, of the Revised Code, or that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project.
 - (b) A unanimous quorum of the public body determines, by a roll call vote, that the executive session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

Motion to enter into executive session at 6:55 p.m. was made by Councilmember Billups and seconded by Councilmember Drook. Roll call to enter into executive session was unanimous in favor.

Motion to exit from executive session at 7:50 p.m., with no action taken, was made by Councilmember Billups and seconded by Councilmember Drook. Roll call to exit executive session was unanimous in favor.

Motion re Hazard Mitigation Plan Project Selection

This is letting Warren County know a specific action item that the Village will focus on within the Hazardous Mitigation Plan. Staff recommended option #2 – social media awareness.

Councilmember Billups motioned to go with option #2 and Councilmember Williams seconded. Roll call to go with option #2 was unanimous in favor.

Motion re invoice payment

This was a motion to pay an invoice for \$1,000 for work that was not pre-approved. The motion was made but was not seconded. Motion failed.

Motion re Hopkins Commons green space

The greenspace at Hopkins Commons needs to be used as decided by Council and discussion for ideas was opened. The suggestion was made to create a small outdoor amphitheater, similar to Deerfield. Quotes need to be obtained on costs. Motion for moving forward on quotes for amphitheater ideas was made by Councilmember Billups and seconded by Councilmember Hughes. Roll call to approve was unanimous in favor.

RESOLUTION 2025-27 – Authorizing the Installation and Updated Lighting Service Rate Schedule Contracts with Duke Energy for Downtown Parking Lot Lighting and Declaring an Emergency

This is for the installation of two new lamp posts at the new parking lot off SR48. Motion to approve was made by Councilmember Williams and seconded by Councilmember Drook. Roll call to approve was unanimous in favor.

RESOLUTION 2025-28 – Authorizing and Directing the Mayor to Execute a Contract with Capital Electric Line Builders, LLC for the Installation of a Mast Arm Traffic Signal at the Intersection of SR 48 & Foster-Maineville Road and Declaring an Emergency

This is accepting the bid for the new traffic light installation at SR48 and Foster-Maineville Road.

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

RESOLUTION 2025-29 – Authorizing Amendment No. 3 to the Reimbursement Agreement with Hopkins Development, LLC and Hopkins Commons, LLC and Declaring an Emergency

This extends the deadline for completion of the shelter house they are building.

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

RESOLUTION 2025-30 – Authorizing the Mayor to Enter Into a Contract with Creech's Garden Center for the Installation of a Landscape Zoning Buffer and Declaring an Emergency

This is to have Creech's install a landscaping wall as a buffer next to the new parking lot.

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

RESOLUTION 2025-31 – Authorizing the Installation of a Fence Zoning Buffer and Declaring an Emergency

This would be to put a fence up as a buffer next to the new parking lot. Councilmember Drook was in favor. However, due to Resolution 2025-30 passing, this resolution failed.

ORDINANCE 2025-07 – Establishing the Position of Village Administrator and Declaring an Emergency

This Ordinance re-establishes the position of "Village Administrator" at the Village of Maineville and adopts the statutory job duties for the position and sets a \$5,000 contractual spending approval for the position.

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

RESOLUTION 2025-32 – Authorizing the Mayor to Hire Wayne Speer as the Village Administrator for the Village of Maineville and Declaring an Emergency

This Resolution hires existing Village zoning inspector, Wayne Speer, as a part-time Village Administrator (not to exceed 30 hours per week) at the rate of \$30/hour. Mr. Speer will perform both job duties.

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

RESOLUTION 2025-33 – Authorizing an Appropriation Amendment and Declaring an Emergency

Motion to amend the scrivener's error was made by Councilmember Billups and seconded by Councilmember Williams. Roll call to amend was unanimous in favor.

This Resolution amends the annual appropriations by increasing appropriations of four funds by a total of \$8,000 for the village administrator's compensation.

Motion to approve the amended resolution was made by Councilmember Williams and seconded by Councilmember Billups. Roll call to approve was unanimous in favor.

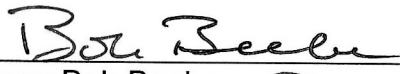
RESOLUTION 2025-34 – Authorizing the Purchase of a Snow Plow and Declaring an Emergency

This Resolution accepts a quote from Zoresco to purchase a new, replacement snow plow as the Village's existing snow plow is no longer operational. Zoresco quoted \$9,265.00 for a Western Pro Plus steel snow plow and \$380 for the rubber deflector kit (an accessory to the snow plow).

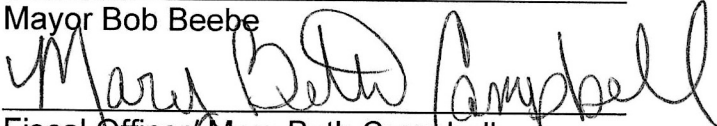
Motion to approve was made by Councilmember Tomsic and seconded by Councilmember Billups. Roll call to approve was unanimous in favor.

With nothing further to be presented to Council, a motion from Councilmember Billups to adjourn was seconded by Councilmember Williams and all Councilmembers voted to adjourn at 8:23 pm.

Adopted:



Mayor Bob Beebe



Fiscal Officer Mary Beth Campbell