

**Village of Maineville Council Mtg.**

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

Council Meeting Minutes

February 13, 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 Pastor Sage.

Those Present were:

Mayor Beebe – Yes

Councilmember - Hughes – Yes

Councilmember – Billups – Yes

Councilmember – Drook – Yes

Councilmember – Humphries - No

Councilmember – Williams – Yes

Councilmember – Tomsic – Yes

Motion to excuse Councilmember Humphries was made by Councilmember Billups and second by Councilmember Drook. Roll call vote to excuse Linda Humphries was unanimous in favor.

Motion to approve the December 12, 2024 meeting minutes was made by Councilmember Drook, seconded by Councilmember Williams. Roll call vote to approve the minutes was unanimous in favor.

Motion to approve the November 6, 2024 joint session minutes with Hamilton Township, was made by Councilmember Hughes, seconded by Councilmember Tomsic. Roll call vote to approve the minutes was unanimous in favor.

Motion to approve the February 13, 2025 agenda was made by Councilmember Billups and seconded by Councilmember Tomsic. Roll call vote to approve the agenda was unanimous in favor.

Mayor recommended Councilmember Tomsic for Pro Tem. Councilmember Billups nominated Councilmember Tomsic for Pro Tem. Councilmember Williams seconded. Councilmember Tomsic accepted the nomination. Roll call vote to approve Councilmember Tomsic as Pro Tem was unanimous in favor.

**GUEST** – William Stevenson, Do Good Mission – Information was shared about possible collaborations with the Village for future events.

**Police** – Chief Hughes provided the police report for December and January. In 2024, there were 3710 extra patrols, 54 parking complaints, 40 road hazards or traffic offenses, 29 thefts, 331 traffic stops, and 43 warrants. They had a FLOCK hit on Christmas Eve which led to a chase. It ended in Blue Ash. This was a group that has been seen near homes in the area and casing vehicles. They did a vape compliance check in the township and Village, and all businesses complied. On February 9<sup>th</sup>, there was a road rage incident in front of the church. The individual went into the church and there was an altercation. He was then arrested. February 8<sup>th</sup>, they had a suicidal male

and HTPD responded. They got him to Arrow Springs safely to get him the help that he needed. Also, there was a smoker fire that was caught by a patrolling officer.

Warren County Sheriff, Barry Riley introduced himself and provided a handout about the Warren County Sheriff's Office. He noted that he and Chief Hughes met and discussed WCSO's future role as the Maineville policing agency. He stated that it went well and Chief Hughes stated that their officers will be nearby to help if they are needed. That is the type of relationship that both agencies have.

The WC Sheriff's Office (WCSO) has a county-wide responsibility. The WCSO has contracted services with Deerfield Township and the City of South Lebanon. The WCSO is also responsible for the Warren County jail. On the 18<sup>th</sup> of February, the WCSO will take over police services for the Village of Maineville under their District 4 area. There will be a 40-hour, contracted officer assigned to the Village. Their call sign will be Eight Paul 64. Although, they will never beat the response time of the local agency (HTPD), they will respond, according to the level of response, as quickly as possible. The average time of a high priority response is less than 5 minutes by the sheriff's office. There will be an officer or sheriff present at all Council meetings. They will provide statistics, similar to how HTPD did. However, they do not track the number of extra patrols in their statistics.

Councilmember Hughes asked what areas District 4 is primarily back-up for. Sheriff Riley stated that is District 2 and District 9. District 9 is Union Township /South Lebanon area. District 2 and 3 is an area that spans from Washington Township to Massie Township to parts of Turtlecreek Township. She asked what the average response time would be if an assigned officer was not in the Village at the time of a call. Sheriff Riley stated that, the way their tables are set up, instead of waiting the entire 20 minutes for an officer to arrive, they would pull in an officer from Deerfield or South Lebanon for a high priority call. Councilmember Hughes asked if we have an assigned officer for the Village yet. Sheriff Riley stated they do not yet, but he's expecting one to be hired by May.

Councilmember Hughes voiced concerns over the Village being without any coverage until that happens. She also stated that the officer will only be in Maineville for 40 hours a week, what about the rest of the time. She stated that HTPD had an officer 24/7 within Maineville at all times. Mayor stated that the HTPD officers had 24/7 officers that all crossed through the Village at some point on their beat. However, they were not always within the Village limits 24/7. Mayor then asked Chief Hughes how many officers were on currently. Chief Hughes clarified, there were 4 officers and that Maineville was part of their patrol beat. However, they could all be within the village, or none, depending on the call activity for the shift. Councilmember Hughes pointed out that the police contract with Hamilton Township stated they would provide 24/7 coverage. Mayor Beebe stated the same service will be provided by the Sheriff's office. However, just like HTPD, the officer may or may not be within the Village limits during the times their full-time patrol is not. Sheriff Riley confirmed the same. Mayor then stressed that this is not what the Village wanted, but we were left with no option but to go with WCSO after the township cancelled the contract. Councilmember Hughes then stated that after the cancellation of the police contract, the township came back with a different contract offer. Julie Byrne stated that, as solicitor, she had to advise Councilmember Hughes not to discuss the Hamilton Township police contract/agreement. Mayor said, to clarify, in July 2024, the township notified the Village that they were canceling the PD contract effective February 18, 2025. He asked them to please reconsider. Months later, they came back with a new contract offer for \$200,000+. The previous contract was \$122,900. The Village then approached the county auditor to get an idea of what the police levy costs would range if the village was in the township. The approximate number we were given was around

\$150,000. Mayor stated that he would not ask residents to overpay for the provided service at such a price. Sheriff Riley spoke up and said that even if the Village did not contract with the WCSO, they would still provide service to the Village. He added that this was a unique set of circumstances and he wished he could make it right. Mayor Beebe said that before being notified of the cancelation of the PD services contract, things were perfect. There was always a great relationship and the PD services were outstanding. However, the contract was canceled, we've made the best of that situation, and here we are.

**Zoning** – There was a zoning report provided in the council packet.

**Mayor's Report** – He is going to keep the committee appointments the same. The BZA has one resident spot opening. The finance committee does as well. On 48, there is no more water leaking. We had the biggest snow storm in years. We used 51 tons of salt within the Village alone. The Mayor helped Andy clean the roads. 2025 will have exciting plans. A farmer's market, Do Good Mission event, Mulberry/Sycamore culvert repairs, water main repairs, the 4-way traffic light grant was approved for downtown, and there is a new MI Homes development in the plans, also a new mixed-use development coming by the elementary school. Huge things are coming and he appreciates all of Council's support in these plans. The lighting downtown will be getting much brighter after the Duke upgrades coming soon.

#### **Committees –**

Planning committee – Met to discuss the MI Homes development.

Employee Committee – They met and have a proposal for a pay raise for the fiscal officer with council tonight.

#### **Council**

Patricia Tomsic – She wanted to check into posting the 10 commandments.

#### **Fiscal**

December's beginning balance of the General Fund was \$852,323.64. December's receipts were \$56,728.01. December's payments were \$62,035.77. The December ending balance for the General fund was \$836,967.51. The ending overall balance for December was \$1,434,556.77.

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

January's beginning balance of the General fund was \$836,967.51. January's receipts were \$65,359.53. January's payments were \$58,957.32. The January ending balance for the General fund was \$855,089.41. The ending overall balance for all funds in January was \$1,440,959.98.

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

## **SOLICITOR'S REPORT**

Julie Byrne worked with Richard Spoor on the Timberline TIF agreement and annexation filing. He was fine with working with us on the filing deadlines. We have to pass legislation within 20 days of his filing the paperwork. She has worked with Wayne on some zoning issues. She also checked on our still pending Ohio Tax Appeal Board decision. It will have been a year in March 2025.

### **ORDINANCE 2025-01 - Approving, Adopting and Enacting American Legal Publishing's Ohio Basic Code, 2025 Edition, as the Code of Ordinances for the Municipality of Maineville, Ohio, and Declaring an Emergency**

This ordinance is done annually to allow the Village of Maineville to adopt Ohio Basic Code as the code of ordinances.

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

### **ORDINANCE 2025-02 – Setting Meeting Dates and Times and Declaring an Emergency**

This is done annually to approve the meeting times for Council Meetings. It is required by statute. Patricia Tomsic asked if we could request reserved parking once per month for our meeting.

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

### **ORDINANCE 2025-03 - Concurring the Appointment of the Warren County Sheriff as the Village Marshal of the Village of Maineville and Declaring an Emergency**

Julie Byrne explained the purpose of this ordinance. There's an ORC provision that says you may have a police department. There is also a section that says Mayor and Council "shall" appoint a Marshall. There's a case law that says the two do not work well together, as it is fine to contract out for the services and not have a "marshal", but it is better if you do. In abundance of caution, we have this ordinance to comply with the "shall" portion.

This also says residential requirement is waived for the WCSO.

Motion to approve was made by Councilmember Tomsic and seconded by Councilmember Williams. Roll call to approve was as follows:

Councilmember Tomsic - Yes  
Councilmember Billups - Yes  
Councilmember Dook - Yes  
Councilmember Hughes - No  
Councilmember Williams – Yes

With Councilmember Humphries not being present, that made the vote 4 Yes and 1 No. Therefore, this ordinance did not pass as an emergency measure and will count as the first reading of said ordinance. Fiscal Officer Campbell stated that she drew a line through "Declaring an Emergency". Julie Byrne said we will read it again in March.

**RESOLUTION 2025-01 – Authorizing an Appropriation Amendment and Declaring an Emergency**

Fiscal Officer Campbell explained that even though she budgeted on the higher end for road salt in 2025, the large snow storm used more salt than the Village has used in a number of years. Therefore, the bill from the township was large. We will need to do a supplemental appropriation amendment to move more over to the road salt line for the remainder of the year.

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

**RESOLUTION 2025-02 – Authorizing the Updated Lighting Service Rate Schedule for Contracts with Duke Energy for Downtown Lighting and Declaring an Emergency**

This resolution is the update the Duke lighting contract for the downtown area. We are updating the lighting to make it brighter.

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

**RESOLUTION 2025-03 – Adopting a Statement of Services for a Proposed Annexation of ±58.9661 Acres from Hamilton Township to the Village of Maineville and Declaring an Emergency**

This is the land near the elementary school for the Timberline development. Annexation needs done for the development to begin. Julie Byrne noted that this resolution was already approved in the TIF resolution 2024. Council agreed at that time to do this annexation.

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

**RESOLUTION 2025-04 – Adopting a Statement Regarding Possible Incompatible Land Uses and Zoning Buffer for a Proposed Annexation of ±58.9661 Acres from Hamilton Township to the Village of Maineville and Declaring an Emergency**

This is saying that the Village agrees to require a buffer to the side of the development if the zoning use is incompatible with the adjacent properties.

The commissioners are meeting on March 4<sup>th</sup> at 9:00 a.m. and will discuss this, in case anyone wants to attend.

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

**EXECUTIVE SESSION:**

**Under Ohio Revised Code 121.22 (1)** To consider the... compensation of a public employee ....

If a public body holds an executive session pursuant to division (G)(1) of this section, the motion and vote to hold that executive session shall state which one or more of the approved purposes listed in division (G)(1) of this section are the purposes for which the executive session is to be held, but need not include the name of any person to be considered at the meeting.

Motion to enter into executive session at 7:05 p.m. was made by Councilmember Billups and seconded by Councilmember Drook. Roll call vote to enter executive session was unanimous in favor.

Motion to return from executive session with no action taken at 7:09 p.m. was made by Councilmember Tomsic and seconded by Councilmember Billups. Roll call vote to return from executive session was unanimous in favor.

**RESOLUTION 2025-05 – Authorizing Pay Increase for Village Fiscal Officer Mary Beth Campbell and Declaring an Emergency**

Mayor stated that he had met with the employment committee and the employment committee recommended a pay increase of \$1.50 for Mrs. Campbell. They then presented it to council for a vote.

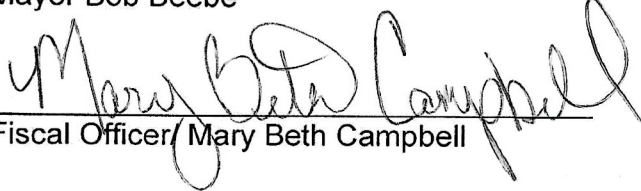
Motion to approve was made by Councilmember Williams and seconded by Councilmember Drook. Roll call to approve was as follows:

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 7:11 pm.

Adopted:



Mayor Bob Beebe



Fiscal Officer Mary Beth Campbell