

Village of Maineville Council Mtg.

Held at Council Chambers
8133 S. St. Rt. 48, Maineville, OH
Council Meeting Minutes
June 20, 2024
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 Tomsic and seconded by Councilmember Williams. Motion to excuse Councilmember Humphries was unanimous in favor.

Motion to approve the May 9, 2024 meeting minutes was made by Councilmember Hughes, seconded by Councilmember Drook. Roll call vote to approve the minutes was unanimous in favor.

Motion to approve the Special Meeting minutes from June 3, 2024 was made by Councilmember Billups, seconded by Councilmember Williams. Roll call vote to approve the minutes was unanimous in favor.

Motion to approve the June 20, 2024 agenda was made by Councilmember Williams and seconded by Councilmember Drook. Roll call vote to approve the agenda was unanimous in favor.

Public Hearing on the Tax Budget, required by the Ohio Revised Code, prepared by the Village of Maineville, Warren County, Ohio, for the next succeeding fiscal year ending December 31, 2025.

Motion to enter into said public hearing at 6:03 p.m. was made by Councilmember Drook and seconded by Councilmember Billups. Roll call vote to enter public hearing was unanimous in favor.

Floor was opened for discussion regarding the 2025 tax budget. With no comments, statements, or discussion, said public hearing was closed after motion by Councilmember Billups, seconded by Councilmember Hughes, at 6:04 p.m.

Police – Captain Rector – Two crashes, one of which was a semi that ran over our signs at Zoar, but otherwise typical month.

Zoning – 6 new permits were issued and one violation regarding semi parking, along with three high grass violation.

Street – No report.

Mayor – New parking lot is completed and looks very nice. He is very excited about the Freedom Parade. We are very excited about becoming a purple heart village. A semi ran over two of our flashing stop signs and insurance has been notified. We will have a new restaurant, MaineTown, the middle of July.

Committees -

Event Committee – Nicole hasn't received a reply from media yet. Nicole will be sending out line-up directions to everyone in the parade.

Finance Committee – Councilmember Williams stated the committee met and discussed the 2025 tax budget. There will be an approximate 27% increase in property tax, per the county auditor. The usual contract fees were included for zoning, police, and RITA. There will also be \$80,000 allotted for street repairs. Julie Byrne suggested that the street department do assessments on road conditions to prioritize what needs repaired next to help with budgeting in the future.

Council

Allison Billups – She stated that it's nice to see how visible our new street workers are. They are always out mowing or working on something where they can be seen by the public.

Fiscal

Mrs. Campbell noted that she ordered public parking signs for Hopkins Commons. They will be installed prior to our Freedom Day event. She ordered all parade items. She ordered the Purple Heart signs. She ordered more US flags to hang in our downtown area. She finalized the installation plans for the two new lamp posts to go at the entrance of Hopkins Commons. She met with the Finance Committee. She and Mayor Beebe met with Warren County Auditor, Matt Nolan. She also cut a check for \$620,000 to Hopkins Commons for the TIF.

Financials for May 2024, were provided by fiscal officer, Mary Beth Campbell.

May's beginning balance of the General fund was \$743,031.95. May's receipts were \$114,457.49. May's payments were \$98,935.66. The May ending balance for the General fund was \$755,433.53. The ending overall balance for May was \$1,501,783.59.

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

SOLICITOR'S REPORT

Julie Byrne stated that the Sycamore house had sold. The check has not come yet. They will need to make sure everyone else gets paid prior to the Village getting paid. The new property owner has big plans for the property.

There has been JEDD discussions, which will be discussed at this meeting. She has also been talking to Cathy regarding various zoning issues. She has still received no decision on the tax appeal.

PUBLIC COMMENTS (*Limited to 3 minutes*) – NONE

Motion made to amend the agenda to change the JEDD public hearing until after vote on Resolution 2024-20. Motion was made by Councilmember Drook and seconded by Councilmember Billups. Motion to amend agenda was approved, unanimous in favor.

RESOLUTION 2024-19 – Adopting the Tax Budget of the Village of Maineville, Ohio for the Fiscal Year Beginning January 1, 2025, and Submitting Same to the County Auditor, and Declaring an Emergency

This approves the 2025 tax budget and allows the fiscal officer to submit it to Warren County Auditor, Matt Nolan.

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

RESOLUTION 2024-20 – Declaring the Necessity of Refusing Connection to Westmuth Drive and Declaring an Emergency

Resolution denies access to through construction off of Westmuth. The current design was not created to handle traffic for much more than the five homes built there. It was not intended to be extended to accommodate such a large development as is currently being proposed within the Township. This is next to property where a developer is adding homes. The current proposal does not allow construction traffic for the additional development via a different entrance. Julie Byrne stated that it is possible to get into litigation over this. This is for public safety purposes, due to the high traffic and safety concerns.

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

JEDD Discussion –

Julie Byrne stated that a substantial portion of the JEDD parcels contain property owned by Hamilton Township. This is a major difference from what the JEDD of 2022 included as parcels. In order to get a JEDD passed, you need a majority of the parcel/property owners to provide approval. The new JEDD allows the township to be the majority owner. Whether or not the land is developed is controlled by the township. The largest income from taxes anticipated at this time would be from an apartment complex. In discussions with RITA, they said this is not typical in a JEDD. They also stated that income taxes from apartment renters is harder to track and harder to chase for delinquency.

Public Hearing regarding Hamilton Township – Maineville Development District

**This hearing is scheduled to occur at 6:30 p.m.*

Motion to enter said hearing was made by Councilmember Tomsic and seconded by Councilmember Drook. Hearing began at 6:30 p.m.

Julie Byrne said that the township wants the tax revenue from the JEDD. The proposed JEDD is a 90/10 split and we would be the tax administrator. This agreement also will not allow any annexation into Hamilton Township without the board of trustees' approval. So, you need to decide if this is a good economic decision for the Village of Maineville. Mayor Beebe added that, although we have no current plans for annexation, he was not sure it would not be possible in the distant future.

Pastor Mark Sage asked for a copy of the JEDD agreement. Julie Byrne informed him that the fiscal officer could provide a copy after the meeting.

Public – Ray Warrick – 5466 Grand Legacy Drive, in Hamilton Township. He was fiscal officer of Hamilton Township for two years and administrator for two years. He also served as fiscal officer for Sycamore Township. He is familiar with JEDDs and TIFs. When he saw the JEDD on the agenda and had some questions regarding this one. He noted that JEDDs were not originally used for taxing residents. However, legislation has passed that allows for residents to be taxed within the JEDD. He obtained details of the apartment complex proposed to be in the JEDD. He noted that these revenue amounts are very low and not, in his opinion, worth having a JEDD. In his past experience with JEDDs, the total revenue was in the millions. He also said that a 90/10 split for a JEDD is negotiable. He feels that Hamilton Township is being a pioneer for taxing residents within a JEDD, just like they were pioneers for charging impact fees years ago. He noted that the board will make decisions on the JEDD. The township picks one representative, the Village gets to pick one, then a business owner gets picked, and a township employee will be chosen. These four will pick a chairperson. There is also a clause that says, if anyone challenges this JEDD contract, both the Village and the Township shall split the legal fees. He said the township has already earmarked money for this development. The other portion that had him concerned was that the Village of Maineville cannot annex within the JEDD or anywhere else. He spoke to Jeff about the TIF involved in that area as well and noted that payment in lieu of taxes were not being collected as of yet.

Motion to end hearing was made by Councilmember Billups and seconded by Councilmember Williams. Hearing ended at 6:53 p.m.

Under Ohio Revised Code 121.22 (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 was made by Councilmember Tomsic and seconded by Councilmember Billups. Council entered executive session at 6:55 p.m.

Motion to return from executive session with no action taken was made by Councilmember Billups and seconded by Councilmember Williams. Roll call to return was unanimous in favor. Council returned from executive session at 8:24 p.m.

With nothing further to be presented to Council, a motion from Councilmember Billups to adjourn was seconded by Councilmember Hughes and all Councilmembers voted to adjourn at 8:26 pm.

Adopted:



Mayor Bob Beebe



Fiscal Officer/ Mary Beth Campbell