

Batavia Village Council
Minutes of Meeting
Monday, March 11, 2024

The Batavia Village Council met in regular session on Monday, March 11, 2024, at 7:00 pm with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:10.

The Pledge of Allegiance was led by Jackson Lovins.

Roll Call of Members Present:

Mr. Gipson, Ms. Cole, Mr. Garrison, Mr. Pryor, Mr. Meyer, Ms. Turner

Village Officials Attending the Meeting: Mayor C. Scott Runck, Administrator Ken Geis, Fiscal Officer John Waite, Zoning Administrator Chip Stewart, Police Chief Jim Young, Officer Shane Olson

Others Attending the Meeting: Jo Ann Martino, Ray Neiser, Lana Fritsch, Ed Hemming, Jen Loving, Joe Loving, Jackson Loving, Jay Manning, Brian Kimberly, Jim Craver, Jeff Bach, M Kysperger

Reminder to Audience Regarding Questions or Comments:

The Mayor asked the audience to mute their cell phones and reminded the audience that there will be a chance for comments or questions during Public Participation at the end of the meeting.

Special Proclamation from Mayor:

The Mayor proclaimed the Village of Batavia's support for "Bleeding Disorders Month". Jackson Loving is a senior at Batavia High School and suffers from hemophilia. The Mayor presented the Loving family with a copy of the Village's proclamation. Jen Loving spoke about bleeding disorders and thanked the Village.

Public Comment about the Proposed Annexation of 175.539 acres off Clough Pike:

Ray Neiser, who lives at 1708 Clough Pike in Batavia Township spoke in opposition to the Village's proposed annexation. He mentioned that at November, 2023 Clermont County Board of Commission's meeting the Fire Department, the Batavia Township Trustees, and several residents spoke in opposition to the annexation and the Commissioner's voted to deny the annexation. Now the property owner has filed a different type of annexation that prevents the County Commissioners for being able to stop the annexation. He said the process is legal but unethical. He also opposed giving developers tax abatements.

Ordinance 1524-24 – An Ordinance Stating Services to be Provided to Annexed Territories, Requiring the Village to Require the Owner to Provide a Buffer for Incompatible Zoning Uses, and Declaring an Emergency

1st reading

Declare an Emergency and Waive the three readings

Mr. Minniear filed the petition for a Type 2 Expedited Annexation on the property that the Commissioners previously denied. Per the Ohio Revised Code, Council must pass this Ordinance within **20 days** from the date the annexation petition was filed or the Annexation will fail.

Ms. Cole made a **Motion** to declare an emergency and to waive the three readings; seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes,
Mr. Meyer, yes, Ms. Turner, no **Motion** passed 5-1

Mr. Gipson made a **Motion** to adopt **Ordinance 1524-24**; seconded by Mr. Meyer.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes,
Mr. Meyer, yes, Ms. Turner, no **Motion** passed 5-1

Ordinance 1524-24 Adopted

Ordinance 1525-24 – An Ordinance Consenting to the Proposed Annexation of 175.539 Acres from Batavia Township to the Village of Batavia, and Declaring an Emergency

1st reading Declare an Emergency and Waive the three readings

Mr. Minniear filed the petition for a Type 2 Expedited Annexation on the property that the Commissioners previously denied. Per the Ohio Revised Code, Council must pass this Ordinance within **25 days** from the date the annexation petition was filed or the Annexation will fail.

Ms. Cole made a **Motion** to declare an emergency and to waive the three readings; seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes,
Mr. Meyer, yes, Ms. Turner, no **Motion** passed 5-1

Mr. Gipson made a **Motion** to adopt **Ordinance 1525-24**; seconded by Ms. Cole.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes,
Mr. Meyer, yes, Ms. Turner, yes **Motion** passed 6-0

Ordinance 1525-24 Adopted

Approval of Financial Reports:

Mr. Pryor made a **Motion** to approve the February Bank Statements and Cash Journal, seconded by Mr. Meyer. The **Motion** passed 6-0

Approval of Minutes:

Mr. Gipson made a motion to approve the minutes of March 4, 2024 Special Council Meeting, seconded by Ms. Turner. The **Motion** passed 6-0.

Village Administrator: Ken Geis

Community and Economic Development

Electric Vehicle Charging Station at the corner of Bauer Road and Winemiller Lane

We continue to work on this project and site access.

Streamside

The Village has sent out the PILOT Payment invoices to the homeowners and we have received payments.

CIC Meeting

The Village of Batavia Clermont County CIC, Inc. met earlier tonight at 6:45 pm.

Library

Chip and I made a presentation to the Clermont County Library Board on 2/21/24 relating to the new High-Density Residential Project.

River Pointe

The final reading of the ordinance for the Zoning change will not be necessary (Thank you for passing the case as an Emergency). The Developer will close on the property and conclude the Zoning process with the Final Plan to the Planning and Zoning Commission.

We will also collaborate with the Developer on the Commercial CRA and a Sales tax exemption for the taxable items during construction through the Clermont County Port Authority. I expect that we will bring the CRA to Council for a 75% CRA for 15 years or less with a 25% Pilot Assessment. This arrangement will allow for the Fire Department and the Schools to realize immediate revenue from the Development.

The Developer during the Spring will finish site due diligence and begin the staking process. If all things go well the first phase of the project will start in late Summer.

Road Improvements

S.R. 222

The State is continuing the final design and environmental work for the project. During the project, the contractors will close the road and the ODOT will create a detour.

Water and Sewer Utilities

Water Utility

We continue to work on this transfer.

Hike Bike

TEC is completing the first draft of the report.

General

We received quotes on the sign. We continue to work with UC on the project.

We purchased a Jeep Compass from Mt. Orab Ford off of the State Bid list.

Zoning Administrator: Chip Stewart

Report on 2024 zoning applications for new residential units

Streamside - There have been 8 Streamside permits so far this year.

Harvest Meadows - There have been 38 Harvest Meadows permits so far this year.

Zoning Violations and Enforcement

There are currently 37 violations in progress. 5 in court process. 19 violations remediated in 2023.

Crosswalks

The Crosswalk signs have been ordered by ODOT. We have been advised the remaining parts should be in by April.

Verizon Cell Towers

Only the one on W Main Street is active. MCI is currently working on running fiberoptic cable to the remaining towers. We have been advised that these should be complete by April.

Zoning Change

The zoning map has been updated to reflect the zoning change for the River Pointe Apartment development at 255 Haskell Lane. We are awaiting final development plans from the developer.

S.R. 132/S.R. 222 intersection road closure for roundabout construction.

Road work will begin in April and the intersection will be closed for 90 days.

Village Solicitor: Christopher Moore

The Solicitor reviewed the fireworks contract for the 2024 Fun Fair.

The Solicitor reviewed the Memorandum of Understanding between U.C. Clermont College and the Village of Batavia regarding the proposed electronic sign.

He worked on the water and sewer easements.

There is a court hearing on March 25 regarding the Wilson property.

He has been in contact with the owners of 490 Shelley Drive who are running a day care out of the house. They have been informed that there is a limit of 6 children unless you are licensed to have more. It is a safety issue for the children. The owners have been given 2 weeks to get licensed.

The Sedacca family wants to donate 2 parcels of land located on W Main street to the Village. The property is parcel 060218.029 (0.46 acres) and parcel 060218.030 (0.45 acres). The land is next to the Animal Hospital on the hillside abutting the Jurgensen property and is undevelopable. The property is coming from an Estate and the Probate Court is requiring a full probate account. The Village will have to adopt a Resolution accepting the property.

Police Staffing

We received 5 supplications for our full-time police position.

Officer **Jay Manning** has 40 years of police experience. He recently retired from the North College Hill Police Department where he served as a detective, a K-9 officer, SWAT officer, school resource officer and firearms instructor. If hired, Mr. Manning has committed to staying with the Batavia Police Department for at least 3 years.

Request to approve hiring **Jay Manning** as a full-time police officer effective March 31, 2024 at a pay rate of \$26.25 per hour.

Ms. Cole made a **Motion** to approve hiring Jay Manning as a full-time police officer effective March 31, 2024 at a pay rate of 26.25 per hour; seconded by Mr. Gipson

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes,
Mr. Meyer, yes, Ms. Turner, yes **Motion** passed 6-0

Officer **Christopher Warner** has enough years of service to qualify for retirement under the Ohio Police and Fire Pension Fund. He would like to retire from the Batavia Police and then return as a full-time officer.

Ms. Cole made a **Motion** to approve the retirement and rehiring of Police Officer **Christopher Warner** as a full-time police officer, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes,
Mr. Meyer, yes, Ms. Turner, yes **Motion** passed 6-0

The Village will provide the public with notice of the retirement and rehiring agreement at the next meeting.

Fiscal Officer: John Waite

The Fiscal Officer presented his report on February financial activity to Council.

Batavia Union Cemetery has requested the Village to contribute an additional \$25,000 to the Cemetery this year to pay for a road paving project.

Ordinance 1526-24 – Appropriations Amendment to increase the appropriations to the Batavia Union Cemetery by \$25,000 to pay for a road paving project

1st Reading

Vote: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Ms. Turner, yes

The police department wants to adopt a standard payroll schedule for payroll by position effective with the 2024 mid-year payroll adjustments. The Fiscal Officer submitted a first reading for the proposed 2024 payroll adjustments for hourly employees. Most are in 5.0% range.

Mid-Year 2024 Payroll Adjustment effective July 7, 2024

Ordinance 1527-24 – Mid-Year 2024 Wage Adjustment for Police Chief

1st Reading

Vote: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Ms. Turner, yes

Mid-Year 2024 Payroll Adjustment effective July 7, 2024

Ordinance 1528-24 – Mid-Year 2024 Wage Adjustment for Fiscal Officer

1st Reading

Vote: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Ms. Turner, yes

Mid-Year 2024 Payroll Adjustment effective July 7, 2024

Resolution 355-24 – Mid-Year 2024 Wage Schedule for Police Officers

1st Reading

Vote: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Ms. Turner, yes

Mid-Year 2024 Payroll Adjustment effective July 7, 2024

Resolution 356-24 – Mid-Year 2024 Wage Schedule for Street Department

1st Reading

Vote: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Ms. Turner, yes

Mid-Year 2024 Payroll Adjustment effective July 7, 2024

Resolution 357-24 – Mid-Year 2024 Wage Adjustment for Administrative Staff

1st Reading

Vote: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Ms. Turner, yes

Mid-Year 2024 Payroll Adjustment effective July 7, 2024

Resolution 358-24 – Mid-Year 2024 Wage Adjustment for Geis Consulting Group, Ltd.

1st Reading

Vote: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Ms. Turner, yes

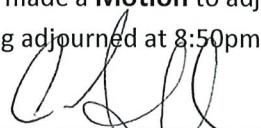
Adjournment:

Mr. Gipson made a **Motion** to adjourn, seconded by Ms. Cole.

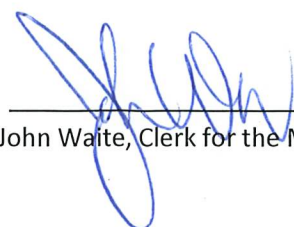
Motion passed 6-0

The meeting adjourned at 8:50pm.

ATTEST:



C. Scott Runck, Mayor



John Waite, Clerk for the Meeting