

**Batavia Village Council
Agenda for Regular Council Meeting
Monday, August 10, 2026**

Call to Order: 7:07 PM

Pledge

Roll Call of Members Present

Mr. Owens **Present** Mrs. Zagar **Present** Mr. Dorsey **Present** Mr. Smith **Present** Mr. Staton **Present** Mr. Wilson **Present**

Officials Attending Meeting:

Mayor Runck, Fiscal Officer Russell, Solicitor Moore, Administrator Stewart, Police Chief Williams, Public Works Superintendent Smith

Mayor: Charles Scott Runck

Commendation

Public Comments:

Public Comments: Public participation during this meeting is welcomed and conducted in accordance with Ohio law, including Ohio Revised Code 2917.12. All attendees are expected to engage respectfully and avoid any conduct that disrupts or interferes with the orderly conduct of the meeting. Individuals wishing to speak should follow the established procedures and be recognized before addressing the body. Failure to comply may result in removal to ensure the meeting proceeds in an orderly manner.

Persons wishing to make comments will be limited to 3 minutes each. There will be a limit of 30 total minutes for public comments.

Person(s) who spoke

Mr. Gallagher; Mr. Condo; Ms. Wright

Fiscal Officer: F. Justin Russell

Approval of Minutes

Motion to approve Minutes June 13, 2026 Village of Batavia Council Meeting

By: **Mr. Owens** Seconded by: **Mr. Wilson** Vote on motion: **4-2 abstain**

Vote: Mr. Owens **Y** Mrs. Zagar **Abstain** Mr. Dorsey **Abstain** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

Financial Reports

July 2026 Bank Reconciliations complete.

Motion to approve July 2026 Bank Reconciliation

By: **Mr. Smith** Seconded by: Mr. Wilson Vote on motion: **6-0**

Vote: Mr. Owens **Y** Mrs. Zagar **Y** Mr. Dorsey **Y** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

Motion **passed** by a vote of: **6-0**

New Business

Resolution 363-26

Resolution Authorize the Purchase of a Truck for the Street Department Costing Authorizing the Village Administrator and Fiscal Officer to Obtain Financing for the assembly and to Execute all Documents Related to the Purchase and Financing

Motion to approve Resolution 363-26

By: **Mr. Wilson** Seconded by: **Mr. Owens** Vote on motion: **6-0**

Vote: Mr. Owens **Y** Mrs. Zagar **Y** Mr. Dorsey **Y** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

PROCLAMATION NO. 0001-2026

A PROCLAMATION EXPRESSING THE POLICY GOALS OF THE VILLAGE OF BATAVIA REGARDING DEVELOPMENT, TAX ABATEMENTS, ANNEXATION, AND COORDINATION WITH LOCAL TAXING AUTHORITIES

WHEREAS,

The Council of the Village of Batavia recognizes that responsible growth is essential to maintaining a vibrant community, expanding economic opportunity, and improving the quality of life for residents; and

WHEREAS,

The State of Ohio, through actions of the Governor and the General Assembly, has encouraged the construction of additional housing throughout the state to address housing shortages, support economic growth, and improve housing affordability; and

WHEREAS,

The Village of Batavia acknowledges these statewide objectives while recognizing its responsibility to ensure that growth occurs in a fiscally responsible manner that protects the long-term interests of Village residents, taxpayers, schools, and public safety services; and

WHEREAS,

Residential development generates long-term demands upon public infrastructure, schools, police, fire protection, parks, and municipal services that should be adequately supported through sustainable revenue sources; and

WHEREAS,

Commercial and industrial development expands employment opportunities, diversifies the local tax base, and often provides long-term economic benefits that may justify carefully considered tax incentives when necessary to remain competitive with neighboring communities; and

WHEREAS,

Council recognizes that municipalities throughout southwest Ohio utilize commercial tax incentives as an economic development tool, and maintaining the ability to consider such incentives on a case-by-case basis remains in the best interests of the Village; and

WHEREAS,

Council further recognizes the importance of maintaining strong partnerships with the Batavia Local School District, the Central Joint Fire and EMS District, and other taxing jurisdictions whose ability to provide educational and public services is directly affected by development decisions; and

WHEREAS,

Council believes that long-term community prosperity is best achieved through a balanced approach that encourages appropriate residential, commercial, and industrial development while safeguarding the fiscal stability of local government and public institutions; and

NOW, THEREFORE, BE IT PROCLAIMED THAT THE COUNCIL OF THE VILLAGE OF BATAVIA DECLARES THE FOLLOWING POLICY GOALS:

1. Residential Tax Abatements

It shall be the policy preference of Council that residential property tax abatements be avoided for new residential development except in extraordinary circumstances where Council determines that a substantial and clearly documented public benefit exists.

2. Commercial and Industrial Tax Incentives

Council recognizes that commercial and industrial tax abatements may remain an appropriate economic development tool when necessary to attract or retain employers, create jobs, expand the Village's tax base, or remain competitive with surrounding municipalities. Each request shall be evaluated on its own merits based upon measurable public benefits and the long-term interests of the Village.

3. School District Partnership

Council expresses its desire to consult and work collaboratively with the Batavia Local School District whenever significant planned unit developments (PUDs), large residential developments,

annexations, or other projects may substantially impact student enrollment, transportation, facilities, or school finances.

4. Replacement of School Revenue

Whenever legally permissible and financially practical, Council expresses its intent to pursue mechanisms that offset or replace school district revenue that may otherwise be reduced through Village-supported tax incentive programs.

5. Fire and EMS Protection

Council expresses its desire to consult and work collaboratively with the Central Joint Fire and EMS District whenever significant planned unit developments (PUDs), large residential developments, annexations, or other projects may substantially impact emergency response demands, staffing, facilities, equipment, or service costs.

Council further expresses its intent that future development agreements should include provisions designed to reduce or eliminate adverse financial impacts upon fire protection and emergency medical service providers. Such provisions may include developer contributions, impact fees if authorized by law, infrastructure participation, negotiated service agreements, or other lawful financial mechanisms designed to ensure that the cost of serving new development is equitably shared and does not disproportionately burden existing residents and taxpayers.

6. Annexation Policy

Council recognizes that Ohio law provides several annexation procedures, including the expedited Type II annexation process.

Under a Type II annexation, all property owners of the territory proposed for annexation voluntarily petition for annexation, the territory is contiguous to the municipality, and the municipality agrees to accept the property. The petition is reviewed by the board of county commissioners under expedited statutory procedures.

Council further recognizes that property owners possess statutory rights to petition for annexation under Ohio law and that the Village has legal obligations to consider such petitions in accordance with state law. Nothing contained within this proclamation shall be interpreted as discouraging property owners from exercising their legal rights or as establishing a policy of automatically opposing annexation requests.

Council further affirms that it is not the policy of the Village to actively pursue, solicit, promote, or encourage annexation as a means of growth. Rather, the Village's role is to consider annexation requests when voluntarily initiated by property owners in accordance with Ohio law. Annexation requests shall continue to be evaluated individually based upon infrastructure capacity, utility availability, fiscal impacts, public safety considerations, planning objectives, and the long-term interests of the Village and its residents.

7. **Balanced Growth**

Council supports responsible residential growth that complements existing neighborhoods and advances the long-term interests of the Village by ensuring that public infrastructure, utilities, transportation networks, schools, police and fire services, parks, and other municipal services are capable of accommodating future residents without imposing undue financial burdens on existing taxpayers while preserving the character, safety, and quality of life valued by current and future residents.

8. **Future Legislative Authority**

This proclamation is intended solely as a statement of current policy objectives and priorities. Nothing herein shall limit or bind the legislative authority of this Council or future Councils in considering individual development proposals or exercising powers granted under the Ohio Revised Code.

BE IT FURTHER PROCLAIMED

That the Village Clerk is directed to transmit copies of this Proclamation to the Batavia Local School District Board of Education, the Central Joint Fire and EMS District Board, the Batavia Township Trustees, the Clermont County Board of Commissioners, the Clermont County Port Authority, and other interested governmental entities as evidence of the Village's commitment to cooperative planning, responsible economic development, and fiscally sustainable growth.

Adopted this ____ day of _____, 2026.

Motion to approve Proclamation 0001-2026:

By: **Mr. Wilson** Seconded by: **Mr. Dorsey** Vote on motion: **6-0**

Vote: Mr. Owens **Y** Mrs. Zagar **Y** Mr. Dorsey **Y** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

Old Business

2nd reading

Village of Batavia - Ordinance 1574-26

Ordinance Creating Rules and Guidelines for the Operation of Under-Speed, Low-Speed, and Utility Vehicles within the Village of Batavia, Ohio for Harvest Meadows and Streamside

Police Department: Chief Williams

Report on July Police Activity:

268 calls for service

57 traffic stops

13 citations issued
44 written warnings
14 crash reports
3 Arrests
2 Warrants
20 incident reports
3 offense reports
36 Public Records
13 Mutual Aid Request
155 Flock Hits

Village Solicitor: Christopher Moore

Personnel Issues
Nuisance and Zoning Issues
Development Issues
Other Issues, Considerations and Concerns to the Village

Zoning Administrator: Chip Stewart

Zoning Permits:

Total – 200 total 2026

Streamside

To date: 28

Harvest Meadows

To date: 74

Zoning Violations:

There are currently 11 working violations in progress. 2 are in court process.

Zoning Cases:

Planning and Zoning Commission
None

Village Administrator: Chip Stewart

Maddox Industrial Transformers

Maddox is sponsoring another Music on Main on Tuesday August 11th at the Kathy Turner Park.

River Point Apartments

The developer is starting to mark the property for the buildings and plans to start moving dirt to the site afterward. The dirt move will take 2-3 months.

Harvest Meadows Apartments:

Occupancy is continuing. They are starting on the next series of construction on the second parcel.

Streamside Rental Properties:

No update.

Batavia Schools:

The school continues to support commercial development in the village. The school is happy with the progress on the park on Broadway.

UC Clermont:

No update.

Casey's:

Casey's is moving along on the construction. They had hoped to be open by the end of September but weather delays are pushing it to possibly mid-October...

Foundry Sidewalk Grant:

The engineering firm is working on the final sidewalk plan.

Herold Rd Interchange:

This project has been completed.

Village/Rubel Sign:

No update.

Public Works:

The Riverwalk Park area has been cleared of the majority of under-brush. Tree trimming continues. Broadway property. The additional path is completed. We are awaiting the parts to repair the swing sets.

Mayor: Charles Scott Runck

September 2026 yard set time and date **September 18 & 19**

Halloween Trick-or-Treat set time and date **10/31/2026 6-8 PM**

Christmas in the Village set time and date **12/5/2026 5-9 PM**

Other Issues, Considerations and Concerns to the Village

Committee Meetings / Reports

Monday, September 7 Office Closed

Tuesday, September 8 @4:30 PM

Monday, September 14 @ 7:00 PM

Tuesday, September 15 @ 7:00 PM

Happy Labor Day

Finance Planning Committee Meeting

Regular Council Meeting

Planning and Zoning

Monday, September 28 @ 7:00 PM 2nd Council Meeting (if needed)

Executive Session:

Pursuant to ORC 121.22 (G) (1)

Motion to enter into Executive Session:

By: **Mr. Wilson** Seconded by: **Mr. Staton** Vote on motion: **6-0**

Vote: Mr. Owens **Y** Mrs. Zagar **Y** Mr. Dorsey **Y** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

Time going into executive session **7:51 PM**

Motion to return to regular session:

By: **Mr. Smith** Seconded by: **Mr. Wilson** Vote on motion: **6-0**

Vote: Mr. Owens **Y** Mrs. Zagar **Y** Mr. Dorsey **Y** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

Time back into regular session **8:21 PM**

Executive Session:

Pursuant to ORC 121.22 (G) (6)

Motion to enter into Executive Session:

By: **Mr. Dorsey** Seconded by: **Mr. Staton** Vote on motion: **6-0**

Vote: Mr. Owens **Y** Mrs. Zagar **Y** Mr. Dorsey **Y** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

Time going into executive session **8:26 PM**

Motion to return to regular session:

By: **Mr. Owens** Seconded by: **Mr. Dorsey** Vote on motion: **6-0**

Vote: Mr. Owens **Y** Mrs. Zagar **Y** Mr. Dorsey **Y** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

Time back into regular session **8:46 PM**

Executive Session:

Pursuant to ORC 121.22 (G) (3)

Motion to enter into Executive Session:

By: **Mr. Dorsey** Seconded by: **Mr. Smith** Vote on motion: **6-0**

Vote: Mr. Owens **Y** Mrs. Zagar **Y** Mr. Dorsey **Y** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

Time going into executive session **8:46 PM**

Motion to return to regular session:

By: **Mr. Wilson** Seconded by: **Mr. Smith** Vote on motion: **6-0**

Vote: Mr. Owens **Y** Mrs. Zagar **Y** Mr. Dorsey **Y** Mr. Smith **Y** Mr. Staton **Y** Mr. Wilson **Y**

Time back into regular session **9:58 PM**

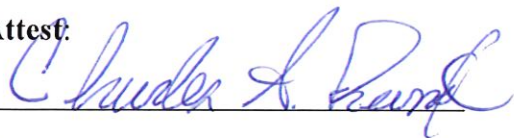
Questions and Comments from Council

Adjournment

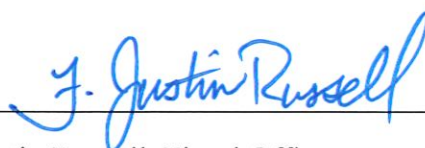
Motion to Adjourn: by **Mr. Owens** seconded by: **Mr. Smith**

Meeting adjourned at **9:58 PM**

Attest:



Charles Scott Runck, Mayor



F. Justin Russell, Fiscal Office