

Batavia Village Council
Council Meeting Minutes
Monday, July 13, 2026

Call to Order: 7:17 PM

Pledge

Roll Call of Members Present

Mr. Owens **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

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 **Bill Albright – Spoke & Bill Condo - Spoke**

Executive Session:

Pursuant to ORC 121.22 (G)(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

Motion to enter into Executive Session at end of meeting: Per Mr. Moore

By: **Mr. Smith** Seconded by: **Mr. Wilson** Vote on motion: **4-0**

Vote: Mr. Owens **Yes** Mr. Smith **Yes** Mr. Staton **Yes** Mr. Wilson **Yes**

Fiscal Officer: F. Justin Russell

Approval of Minutes

Motion to approve Minutes June 30, 2026 Village of Batavia Council Meeting

By: **Mr. Owens** Seconded by: **Mr. Smith** Vote on motion: **4-0**

Vote: Mr. Owens **Yes** Mr. Smith **Yes** Mr. Staton **Yes** Mr. Wilson **Yes**

Financial Reports

June Bank Reconciliation complete.

Motion to approve June Bank Reconciliation

By: **Mr. Smith** Seconded by: **Mr. Owens** Vote on motion: **4-0**

Vote: Mr. Owens **Yes** Mr. Smith **Yes** Mr. Staton **Yes** Mr. Wilson **Yes**

Motion **passed 4-0**

Old Business

Resolution 355-26 Third Reading

Adopt 2027 Tax Budget

Motion to approve **2027 Tax Budget**

By: **Mr. Staton** Seconded by: **Mr. Wilson** Vote on motion: **4-0**

Vote: Mr. Owens **Yes** Mr. Smith **Yes** Mr. Staton **Yes** Mr. Wilson **Yes**

Motion **passed 4-0**

2nd Reading

Ordinance 1575-26 Trowbridge TIF AN ORDINANCE OF THE VILLAGE OF BATAVIA, CLERMONT COUNTY OHIO, DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE; DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS; EXEMPTING SUCH IMPROVEMENTS FROM AD VALOREM REAL PROPERTY TAXATION; REQUIRING THE OWNER OF THE IMPROVEMENTS TO MAKE SERVICE PAYMENTS IN LIEU OF AD VALOREM REAL PROPERTY TAXES AND ESTABLISHING A MUNICIPAL IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE SERVICE PAYMENTS IN LIEU OF AD VALOREM PROPERTY TAXES, PURSUANT TO SECTIONS 5709.40, 5709.42 AND 5709.43 OF THE OHIO REVISED CODE

Discussion - Mr. Staton Spoke to indefinitely suspend

Motion to **indefinitely suspend** Ordinance 1575-26

By: **Mr. Staton** Seconded by: **Mr. Smith** Vote on motion: **4-0**

Vote: Mr. Owens **Yes** Mr. Smith **Yes** Mr. Staton **Yes** Mr. Wilson **Yes**

Motion **passed 4-0**

2nd Reading

Ordinance 1576-26 Trowbridge/BRMI TIF AN ORDINANCE OF THE VILLAGE OF BATAVIA, CLERMONT COUNTY OHIO, DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE; DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS;

**EXEMPTING SUCH IMPROVEMENTS FROM AD VALOREM REAL PROPERTY TAXATION;
REQUIRING THE OWNER OF THE IMPROVEMENTS TO MAKE SERVICE PAYMENTS IN
LIEU OF AD VALOREM REAL PROPERTY TAXES AND ESTABLISHING A MUNICIPAL
IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THE
SERVICE PAYMENTS IN LIEU OF AD VALOREM PROPERTY TAXES, PURSUANT TO
SECTIONS 5709.40, 5709.42 AND 5709.43 OF THE OHIO REVISED CODE**

Motion to indefinitely suspend Ordinance 1576-26

By: **Mr. Staton** Seconded by: **Mr. Smith** Vote on motion: **4-0**

Vote: Mr. Owens **Yes** Mr. Smith **Yes** Mr. Staton **Yes** Mr. Wilson **Yes**

Motion **passed 4-0**

Police Department: Chief Williams

Report on June Police Activity:

247 calls for service

48 traffic stops

16 citations issued

5 Arrests

37 written warnings

11 crash reports

6 offense reports

40 incident reports

18 Public Records

5 Warrants

14 Mutual Aid requests

147 Flock Hits

Village Solicitor: Christopher Moore

Personnel Issues

Nuisance and Zoning Issues

Development Issues

Other Issues, Considerations and Concerns to the Village

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 stated they have wrapped up the water locate and should start moving dirt soon.

Harvest Meadows Apartments:

Occupancy is continuing.

Streamside Rental Properties:

Hal Homes still awaiting bids for construction. Looking like a starting time frame of this summer. 300 multi-family units in a townhome format.

Batavia Schools:

The school continues to support commercial development in the village.

UC Clermont:

No update.

Casey's:

Casey's has started the construction of the new store. Looks like they are moving fast.

Foundry Sidewalk Grant:

The engineering firm is working on the final sidewalk plan.

Herold Rd Interchange:

Construction started on July 6th. The right turn in/out lanes on Herold are being completed first. The left-turn in from EB SR 32 to Herold Rd on the north side of SR 32 will be completed afterwar. Approx. a 30-day project.

America 250:

The event was held on Thursday July second. There was a great turn out for the event. The event started with the mural dedication that was also well received.

Village/Rubel Sign:

ODOT has approved the permit. Waiting on Norton to start construction.

Public Works:

The Riverwalk Park area will start being cleared after the area dries out.

Broadway property. The new additional walking path and resurfacing is expected to start around July 20th.

We are waiting for the paving company to start the paving project. Wayne has reached out for a project timeline.

We have taken over maintenance of the Broadway property. We are looking into cost to complete a hard pavement path from Broadway to Clark St on the north side of the property to complete a walking path.

We have released the RFP for the paving and repair of numerous village streets. Bids are due by June 23rd.

Zoning Commissioner: Chip Stewart**Zoning Permits:**

Total – 155 total 2026 YTD

Streamside

To date: 28

Harvest Meadows

To date: 70

Zoning Violations:

There are currently 9 working violations in progress. 2 are in court process.

Zoning Code:

The Planning and Zoning Commission passed a text amendment that will modify the process for a PUD final development plan approval. Council will be the final approval for the plan and not the planning commission. A Public Hearing is set for the August 10, 2026 Council Meeting.

Zoning Cases:

Planning and Zoning Commission

None

Mr. Staton spoke regarding – introducing Proclamation Number 0001-2026 at the end of meeting minutes.

Mayor: Charles Scott Runck

Open Other Issues, Considerations and Concerns to the Village

Committee Meetings / Reports

Monday, July 20 @6 – 8 PM	RITA Town Hall
Tuesday, July 21 @ 7:00 PM	Planning & Zoning Commission (canceled)
Monday, July 27 @ 7:00 PM	2 nd Council Meeting (if needed) (canceled)
Monday, August 3 @4:30 PM	Finance Planning Committee Meeting
Monday, August 10 @7:00 PM	Regular Council Meeting
Tuesday, August 18 @ 7:00 PM	Planning & Zoning Commission

Executive Session:

Pursuant to ORC 121.22 (G)(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

Motion to enter into Executive Session:

By: Mr. Owens Seconded by: Mr. Smith Vote on motion: 4-0

Vote: Mr. Owens **Yes** Mr. Smith **Yes** Mr. Staton **Yes** Mr. Wilson **Yes**

Time going into executive session **8:03 PM**

Motion to return to regular session:

By: **Mr. Smith** Seconded by: **Mr. Wilson** Vote on motion: **4-0**

Vote: Mr. Owens **Yes** Mr. Smith **Yes** Mr. Staton **Yes** Mr. Wilson **Yes**

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

Questions and Comments from Council

Adjournment

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

Meeting adjourned at **8:46 PM**

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.

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.

7. 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.

Mayor

ATTEST:

Fiscal Officer / Clerk

Attest:



Charles Scott Runck, Mayor



F. Justin Russell, Fiscal Office