

Batavia Village Council
Minutes of Meeting
Monday, January 27, 2025

The Batavia Village Council met in regular session on Monday, January 27, 2025, at 7:00 pm with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00.

The Pledge of Allegiance was led by former Mayor John Thebout.

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, Interim Police Chief Chris Warner, Solicitor Chris Moore, Street Superintendent Wayne Smith, Officer Chris Whitaker, Officer Brian Fletcher

Others Attending the Meeting: Bill Albright, Victor Billingsley, Barb Bruner, Kevin Bucher, Joe Fisher, Lana Fritsch, Chuck Gallagher, Sandy Vernon Gates, Cole Gauch, John Gauch, Donna Ginn, Doug Ginn, John Hartman, Denise Helmsderfer, Ed Heming, Cindy Jacobs, Gary Jacobs, Melissa Kidwell, Jo Ann Martino, Renee Munro, Keith Millard, Tom Miller, Ray Neiser, Rex Parsons, Jim Sauls, Steve Staton, Karen Swartz, John Thebout, Brian Wandstrat, Elizabeth Wainscott, The Webb Family, Mark Wilson, Shawn Young, Lauri Zagar

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.

Approval of Financial Reports:

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

Approval of Minutes:

Ms. Turner made a motion to approve the minutes of December 9, 2024 Regular Council Meeting, seconded by Ms. Cole. The **Motion** passed 6-0

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Bill Albright – Mr. Albright was upset with Council and the Village for pursuing growth and he accused Council of being corrupt.

Joe Fisher – Mr. Fisher is against tax abatements. He is in favor of having the Village provide funding to the schools, but believes tax abatements are unfair to other taxpayers.

Steve Staton – Mr. Staton has been a school board member and a member of Village Council. He suggested the school board of being dishonest about their funding and exaggerating the negative effect of tax abatements. Schools receive 60% of their funding from the State of Ohio. Based on his experience as a member of the school board, he believed the potential impact of the tax abatements, if given, was less than a percent. He also reminded the audience that the schools did not complain when Batavia Township adopted tax abatements.

Brian Wandstrat – He objected to the agenda placing Public Comments at the beginning of the meeting instead of after Council acts. He doesn't like the 3-minute time limit or the limit of only 10 commenters. He wondered why the Village was willing to partner with Union Township for marijuana dispensaries when the Village has a prohibition against marijuana dispensaries in the Village. He said it was just a money grab.

Rex Parson – Mr. Parsons told Council that the Lexington Run TIF is a Clermont County TIF and although Batavia Township participates in the TIF, the Township would like the TIF to end.

Keith Millard, Superintendent Batavia Local School District

Mr. Millard presented Council with a 6-page document summarizing the school board's position regarding the Village's use of tax abatements for development.

(A copy of Mr. Millard's presentation is attached.)

Christopher Moore, Village Solicitor

Mr. Moore stated that in light of the comments from Mr. Millard, he is requesting Council to adjourn to Executive Session to confer with council concerning disputes involving the public body that are the subject of pending or imminent court action; pursuant to O.R.C. 121.22(G)(3)

Executive Session

Mr. Pryor made a **Motion** to adjourn to Executive Session to confer with counsel concerning disputes involving the public body that are the subject of pending or imminent court action; pursuant to O.R.C. 121.22(G)(3), 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

Council Adjourned to Executive Session at 7:50

Mr. Gipson made a **Motion to return from Executive Session**, seconded by Mr. Pryor.

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

Council returned from Executive Session at 8:50

No further action was taken regarding this matter at this time.

Police Department: Interim Chief Christopher Warner

Report on December police activity:

598 calls for service

5 Arrests: 2 for domestic violence, 2 for drugs, 1 for warrants

15 auto accident reports taken

23 traffic stops

25 citations issued

11 written warnings

8 offense reports

18 incident reports

12 mutual aid calls

9 K9 vehicle sniffs

4 K9 assist other agencies

48 H.S. SRO service calls

32 M.S. SRO service calls

2 E.S. SRO service calls

During Christmas Batavia Police Department Officers actively volunteered to help the Village, the schools and the surrounding community.

Batavia Police Department Officers:

- Assisted the Batavia Local Schools with their Christmas raffle to provide students with gifts
- Had a toy drive for elementary school children
- Sponsored 2 families for Christmas
- Delivered Christmas gifts to families who didn't have transportation to pick up gifts
- Helped over 100 families from the Village, Batavia Township, Union Township, Bethel, Williamsburg and Sardinia for Christmas.
- Had a booth at Christmas in the Village and gave out 100 cupcakes

The Police Department wants to thank the Batavia Public Works department for their help with the Christmas gifts.

The Village is currently interviewing candidates for the position of Chief of Police.

Officer Patrick Kuhl has accepted a position with the Mariemont Police Department and his last day with the Village was Saturday, January 18, 2025.

The Mayor thanked the Chief and the police department for their community outreach efforts. He also thanked the police department for their contributions to the Christmas in the Village event.

This was the end of Interim Police Chief Warner's report

Other Police Department Items: Mayor Scott Runck

The Mayor has promoted Officer Christopher Warner from Police Corporal to Police Sergeant effective January 19, 2025

Ms. Cole made a **Motion** to approve the promotion of Christopher Warner from Police Corporal to Police Sergeant effective January 19, 2025, at the wage rate for Sergeants per Resolution 363-24, seconded by Mr. Pryor

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 Mayor is recommending the promoting Officer Christopher Whitaker to Police Corporal effective February 2, 2025.

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

Mr. Garrison made a **Motion** to approve a one-time bonus payment of \$3,000 to Officer Christopher Warner in recognition of his extra service to the Village, seconded by Mr. Gipson

Village Administrator: Ken Geis

General:

Police Chief Process

693 Old State Route 74
Cincinnati, OH 45245

The Contract creates the Dual Use Cannabis Joint Economic Development District in Union Township for the purpose of facilitating economic development to create jobs and employment opportunities and improve the economic welfare of the people in Union Township and the Village of Batavia, Clermont County.

The JEDD utilizes the taxing authority of the Village of Batavia to collect income tax on the sale of marijuana at two dispensaries located in Union Township. The income tax will be split 85% to Union Township and 15% to the Village of Batavia.

Presentation of the proposed Contract and Ordinance 1540-25 by Ken Geis.

Public Comments, Questions and Discussion of Ordinance 1540-25.

Brian Wandstrat –He wondered why the Village was willing to partner with Union Township for marijuana dispensaries when the Village has a prohibition against marijuana.

Chuck Gallagher– He asked why a marijuana dispensary would ask for a JEDD. Mr. Geis responded that the Village didn't know because that discussion was between the dispensary and Union Township.

There were no further public comments.

Adjournment

Motion to Adjourn from the Public Hearing by Mr. Pryor; seconded by: Ms. Cole

Public Hearing adjourned at 9:15.

Council returned to regular session at 9:15

Legislation

An Ordinance to consider adopting Ordinance 1540-25 approving a Contract between Union Township and the Village of Batavia to create Joint Economic Development District No. 9 (JEDD).

Ordinance 1540-25

1st Reading Declare an emergency and waive the three readings to generate revenue necessary for the immediate preservation of the public peace, property, health and safety of the Village.

Mr. Gipson made a **Motion** to waive the three readings and to declare an emergency to generate revenue necessary for the immediate preservation of the public peace, property, health and safety of the Village; 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

Mr. Gipson made a **Motion** to adopt **Ordinance 1540-25**, 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

Community and Economic Development:

Electric Vehicle Charging Station

Work is substantially completed at the Charging Station, and we met the deadline for opening. We will begin the process to close out the grant process with the EPA.

Road Improvements:

Decorations

The Public Works Department (is removing) removed the decorations, including the tree on Main Street. This operation was delayed because of the snow event

ODOT (Herold Road)

TEC completed plans and submitted the proposal to ODOT for funding through a safety grant. ODOT had some initial feedback that we completed.

On January 14, 2025, we received notice that we were awarded a grant for the project.

There is a Village cost of up to \$300,000 for this project. The Administrator asked Council to approve a **Motion** to move forward with the project and to seed a bond to pay the Village's share.

Mr. Meyer made a **Motion** to approve moving forward with the turn land improvement project on S.R. 32 at Herold Road, to approve having the Village issue a bond to pay the Village's cost for the project, and to authorize the Administrator to execute documents necessary for the project, 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

Zoning Administrator Chip Stewart

Zoning Permits: There were 200 Zoning Permits in 2024

<u>Streamside</u>	new home permits	55
<u>Harvest Meadows</u>	new home permits	<u>101</u>
Total 2024 new home permits		156

Zoning Violations:

working violations in progress	19
violations in court process	5

Verizon Cell Towers: Vendor states that it will be February, 2025 before the fiber is completed near the pole on the bridge on Main Street.

Zoning Cases: There will be 2 public hearings at the February 27 Planning Meeting.
Riverpoint Apartments Final Development Plans
Harvest Meadows Phase 4 Final Development Plans

Village Solicitor: Christopher Moore

In the last month the Solicitor primarily worked on questions about personnel.

The nuisance zoning violations with the Flores property has been brought back into compliance.

The Solicitor has been asked to prepare a lease agreement between the Village and Bean & Brew for the parking lot on N. Riverside Dr. across the street from UDF. In order to lease the property, the Village needs to transfer ownership of the parking lot from the Village to the Village of Batavia Clermont County CIC, Inc.

Mr. Meyer made a **Motion** to approve having the Village transfer ownership of parcels 060202.008 and 060202.009 to the Village of Batavia Clermont County CIC, Inc., to approve leasing the Village parking lot on N. Riverside Dr., consisting of parcels 060202.008 and 060202.09, to Bean & Brew, to approve having the Village Solicitor prepare the lease agreement, and to authorize the Administrator to execute documents necessary for the project, 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

Mayor: C. Scott Runck

The Mayor thanked the Police Department, the Christmas Committee, the business community and the public for making the Christmas in the Village event that was held Friday, December 6, successful.

The Mayor will be assigning Committee appointments this month. Any Council Member who wishes to serve on specific Committees, or who no longer wants to serve on specific Committees, should convey that to the Mayor. Appointments will be announced at the February 10 Council Meeting.

The 2025 Vice Mayor will be selected by Council at the February 10 Council Meeting.

Fiscal Officer: John Waite

The Fiscal Officer's report on December activity has been submitted to Council.

2024 income tax revenue increased by \$355,832, The General Fund cash balance increased by \$355,832. The General Fund year-end balance was \$1,407,320.

Legislation

An Ordinance Adopting Full-Year Appropriations for 2025

Ordinance 1539-24

2nd Reading

An Ordinance Adjusting Wages for Fiscal Officer for 2025

Ordinance 1541-25

1st Reading Waive the three readings.

Mr. Gipson made a **Motion** to waive the three readings; 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

Mr. Pryor made a **Motion** to adopt **Ordinance 1541-25**, seconded by Ms. Turner

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

A Resolution Amending the Public Works Department Wage Schedule for 2025

Resolution 371-25

1st Reading Waive the three readings.

Mr. Meyer made a **Motion** 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, yes **Motion** passed 6-0

Mr. Meyer made a **Motion** to adopt **Resolution 371-25**, 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

A Resolution Amending the Police Department Wage Schedule for 2025

Resolution 372-25

1st Reading Waive the three readings.

Mr. Gipson made a **Motion** to waive the three readings; 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

Ms. Cole made a **Motion** to adopt **Resolution 372-25**, seconded by Mr. Pryor

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

A Resolution Adjusting Wages for the Administrative Staff for 2025

Resolution 373-25

1st Reading Waive the three readings.

Mr. Gipson made a **Motion** to waive the three readings; seconded by Mr. Pryor

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

Ms. Cole made a **Motion** to adopt **Resolution 373-25**, seconded by Mr. Pryor

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

A Resolution Amending the Contract with Geis Consulting Group, Ltd. For Village Administrative Services for 2025

Resolution 374-25

1st Reading Waive the three readings.

Mr. Gipson made a **Motion** to waive the three readings; 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

Ms. Cole made a **Motion** to adopt **Resolution 374-25**, 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

Committee Meetings / Reports

Monday, February 10 @ 7:00 pm	Village of Batavia Clermont County CIC, Inc. Meeting Annual Meeting to appoint CIC Officers
Monday, February 10 @ 7:00 pm	Next Month's Regular Council Meeting
Tuesday, February 18 @ 7:00 pm	Next Planning & Zoning Commission Meeting
Monday, February 24 @ 7:00 pm	If needed, next Month's 2 nd Regular Council Meeting

New Business, Questions, and Comments from Council

Mr. Gipson stated that Mr. Millard's presentation suggested two options that would satisfy the School. One of the options is for the Village to move forward with annexations and developments but to provide the school with funding to make up for the funding lost from tax abatements.

Last month the developer of the Bauman Lane Taylor Road project commented that delay is placing the project in jeopardy of being cancelled. If the project were cancelled this would have significant

negative economic impact on the Village directly related to this project and potential future development in the Village. At this point, if the Village is to have a project so that it can provide the school with funding, it is necessary for the Village to approve the zoning for the Bauman Lane Taylor Road development, as an emergency.

Therefore, in light of Mr. Millard's presentation and the clear present emergency, Mr. Gipson would like the Village to proceed with legislation to repeal Ordinance 1536-24, currently subject to a Referendum Petition, and adopt a new Ordinance approving PUD zoning for the Bauman Lane Taylor Road development as an emergency.

An Ordinance to Repeal Ordinance 1536-24 Approving Zoning Change to Planned Unit Development (PUD) for parcels 012007E.035, 0102006D.008 and 012006F.024 currently known as the Bauman Lane Taylor Road Development and Declaring an Emergency

Ordinance 1542-25

1st Reading Waive the three readings and declare an emergency.

Mr. Gipson made a **Motion** to waive the three readings and declare an emergency being necessary for the immediate preservation of the public peace, health, safety, or welfare, to wit: for the prevention of economic peril of the Village of Batavia, the preservation and addition of employment opportunities in the Village of Batavia to preserve and increase municipal income tax revenues to preserve public peace, health, safety and welfare of the Village of Batavia; to provide a source of housing to combat the immediate and consistent impending housing shortage in the Village of Batavia and surrounding areas; to protect the value of previously made utility infrastructure investments in the Village of Batavia; and to protect the Village of Batavia's influence in and provide a source of public revenue for public infrastructure improvements to be made throughout the Village of Batavia.; seconded by Ms. Cole

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

Mr. Gipson made a **Motion** to adopt **Ordinance 1542-25**, 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

An Ordinance Approving Zoning Change to Planned Unit Development (PUD) for parcels 012007E.035, 0102006D.008 and 012006F.024 currently known as the Bauman Lane Taylor Road Development and Declaring an Emergency

Ordinance 1543-25

1st Reading Waive the three readings and declare an emergency.

Mr. Gipson made a **Motion** to waive the three readings and declare an emergency being necessary for the immediate preservation of the public peace, health, safety, or welfare, to wit: for the prevention of economic peril of the Village of Batavia, the preservation and addition of employment opportunities in the Village of Batavia to preserve and increase municipal income

tax revenues to preserve public peace, health, safety and welfare of the Village of Batavia; to provide a source of housing to combat the immediate and consistent impending housing shortage in the Village of Batavia and surrounding areas; to protect the value of previously made utility infrastructure investments in the Village of Batavia; and to protect the Village of Batavia's influence in and provide a source of public revenue for public infrastructure improvements to be made throughout the Village of Batavia.; seconded by Ms. Cole

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

Mr. Gipson made a **Motion** to adopt **Ordinance 1543-25**, 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

Adjournment:

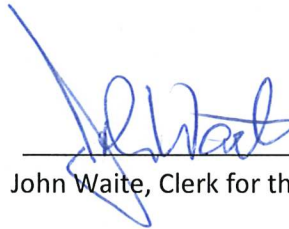
Mr. Gipson made a **Motion** to adjourn, seconded by Mr. Pryor **Motion** passed 6-0
The meeting adjourned at 9:43 pm.

ATTEST:

C. Scott Runck, Mayor



John Waite, Clerk for the Meeting



Good evening. On behalf of the Batavia Board of Education and the Batavia school community, I want to thank you for the opportunity to share about the direction of the District as we enter a period of growth. We appreciated the presentation from Mayor Runck at our January Board of Education meeting and thank you for the time the council is granting tonight.

As I am fond of saying, there has never been a better time to be a Batavia Bulldog. The completion of Bulldog Place has fulfilled the longstanding vision of the Batavia Board of Education to create an educational and community focused hub for all within the community to enjoy. Our new buildings have provided the foundation for program expansions in core academic areas, electives, the arts, and athletics. Our students and families enjoy access to spaces that are enriching and build a sense of community that is sorely lacking in our world. Bulldog Place is busy 7 days a week from morning to night, whether it be school, extracurriculars, or community activities and events. Our facilities exist for one purpose, which is to serve the community.

Not too long ago, Batavia had to host all fine arts programs in spaces not conducive to performances. Through the vision of the Board and the generosity of the community, our arts programs have expanded dramatically, and each building has a dedicated theater space from which students can let their talents flow. The new stage at the middle school has given rise to a middle school theater program, and students at Batavia High School performed the first fall play in recent memory utilizing the amazing theater space they are blessed with.

Academically, the District continues to make strides as students continue to emerge from the dark time that was the global pandemic. The years since 2020 have not only been focused on academic recovery, but also how we re-invent educational delivery to meet the changed learning landscape that emerged from the pandemic.

At the elementary school, there has been a strong focus on literacy and implementing the science of reading, in order to ensure that all of our students have the reading skills necessary to blossom as learners in our information rich society. The elementary school has also heavily invested in personalizing academic interventions through the use of data, and breaking down the one size fits all approach that has dominated traditional educational approaches for decades.

At Batavia Middle School, the pandemic made clear that learning in isolation was harmful to young adolescents, and this has given way to the return of academic teams within the school day. Transitioning through young adulthood has never been more challenging. The Board of Education responded by investing in the middle school educational program, building a sense of belonging at school with teams of caring staff members who work collectively to meet the unique needs of middle school students.

At the high school, there is a focus on ensuring that every student has a pathway, beginning with their freshman year, that will ultimately lead to a successful transition to the destination of their choosing upon graduation. A significant amount of work has been done in the area of

career awareness and readiness, and students at Batavia High School have never had more opportunities to engage in apprenticeships, internships, experiential learning, and workplace learning activities. Through an investment by the Board, there are two staff members whose days are partially dedicated to directing career awareness and career experience activities for students. The Board has also heavily invested in expanding elective opportunities for students, along with expanding the number of AP and honors courses available to them. In an era of specialization, Batavia has embraced the comprehensive high school model, and believes that with a dedicated staff and clear focus on ensuring student success beyond high school, all things are possible.

All of these great things, however, do not happen without the ability to afford them. In my 10 years as Superintendent, we have been very budget conscious and have lived within our means. For the first five years of my tenure, budgets were extremely tight, and much of what I described to you was not possible, as the focus was largely on completing the master facilities plan, and operating dollars were thin. However, all throughout the construction process, the internal dialogue within the District was always about what our programs were going to look like once the building project was completed. A phrase I have borrowed from one of our administrators and community members is that we want the insides of the buildings (i.e. our programming) to be just as beautiful as the outsides of our buildings and our campus is, and fulfilling this vision has been the focus even before the building project was anywhere near completed.

Around the time of the pandemic there was another issue brewing that I doubt anyone is aware of, and it has to do with something known as the State Education Budget Cap. For years, Batavia was the only capped District in Clermont County. In other words, we received less money from the State than the funding formula dictated that we should receive. There were a number of reasons for this, none of which are worth the time to dive into. The part of the story that matters is that there were about 40 districts like us around the state that were significantly impacted by the cap, and it was during the latter half of the pandemic that the District joined an advocacy coalition to help eliminate the budget cap in the the new (at the time) Cupp Patterson Funding Bill that went into effect beginning with the 2021-2022 school year. It was this advocacy by the school district, coupled with very careful and prudent spending of pandemic era funding, which has allowed the District to be able to afford all of the programming additions which are making the insides of our buildings beautiful. I am proud of the fiscal course we have taken as a school district, and all of the enhanced opportunities our students currently have.

But now we stand at a crossroad.

As I shared in a recent update to the community, we partnered with FutureThink to conduct an updated enrollment study for the next 10 years, based on neighborhoods not included in the 2017 enrollment study and new neighborhoods that are in the planning stages. The conclusion of the report is that within 10 years we can reasonably expect that we will grow to a size of over 3000 students.

Enrollment projections can be tricky, as any projection has to balance demographic trends, school enrollment trends, and real estate trends. That being said, our historical enrollment has tracked fairly closely with our previous enrollment studies, and I believe that the influx of housing stock in the next 10 years will lead to a place where we are between 3000 and 3200 students by the mid 2030's.

As I have shared previously with the Council, the real challenge the District will face in the coming years will be increased operational costs related to staffing.

Throughout the District, we are well staffed for 200 students per grade level. As grade level cohorts begin to cross the 200 student threshold, staffing adds start to become a reality. To support the District at the 3000 to 3200 student level (which will range between 225 and 250 students per grade level), 38 additional positions (ranging from teachers to cooks to bus drivers) will be needed, at an estimated cost (in 2025 dollars) of 2.8 million dollars per year.

This brings us back to the issue of tax abatements.

Throughout my superintendency, a top priority has been to live within the means provided to us by the voters, and to only consider going back to the voters to ask for additional operating money if it was absolutely necessary. For a number of years I heard concerns that once we were in the new buildings, the District would have to go back and ask for more operating money. Through our careful management of resources and advocacy at the State level for access to funds we had been denied through previous versions of the funding formula, we have been able to not only live within our means, but also grow academic programming that has benefitted all students, and avoid returning to the ballot to seek additional operating funds.

However, the hard work that has gone into the managing of District expenditures is now threatened on two fronts.

First, there are serious political and economic headwinds at the state level that present an uncertain funding future for public schools. In an era of record inflation that affects all of us, schools are facing the prospect of, at best, smaller state aid increases than in recent years, or at worst flat or reduced funding as we enter the next two years of the State budget cycle.

Second, there is the growing impact that will be felt by the District as we continue to grow and not receive local property tax revenue on Streamside, Harvest Meadows, and the Red Barn Apartment Complex, along with the threat of continued housing growth within the Village coupled with new tax abatements.

Over the past several months discussions have been occurring between the District and the Village to determine if there is any common ground that can be found regarding a payment agreement to make up for abated taxes.

As we have been told several times, any agreement that would be acceptable to the Village would not include any compensation to the District for the taxes that have already been abated for Streamside, Harvest Meadows, or the new Red Barn Apartments. When looking only at Streamside and Harvest Meadows, during the portion of the fifteen year abatement cycle when the neighborhoods are fully developed, the District will forgo approximately \$1.3 million dollars in tax receipts annually, and it is not possible for the us to calculate what will be forgone at Red Barn due to a lack of an understanding of established values for this project.

Structure Value	35% Taxable Value	Millage Calculation	Number of Homes	Total
250000	87500	2114.581	200	422916.2
300000	105000	2537.4972	215	545561.898
350000	122500	2960.4134	100	296041.34
400000	140000	3383.3296	0	0
450000	157500	3806.2458	0	0
500000	175000	4229.162	0	0
			515	1264519.438
Property tax revenue forgone at full buildout of Streamside and Harvest Meadows				

When looking at the past tax abatements and the cost of the anticipated abatement of the Bauman property, it is the belief of the District that if the Village pursued a growth strategy that did not include tax abatements, the District would be able to afford the increased operating costs of a growing student population without having to ask the community for additional operating dollars for the foreseeable future. This would have presented the ultimate win-win, with the Village achieving its growth strategy and the District having the ability to support new students without placing an additional burden on taxpayers.

It is important to note that as a school district, we have no opinion on the growth strategy of the Village and the use of annexation to achieve the growth goals of the Village. We do, however, have a very strong opinion on the use of tax abatement tools that transfer property taxes already approved by the voters, and redirects them to the pockets of developers and the coffers of the Village. Regardless of the legality of such a strategy, it is wrong insomuch as it creates a harm for the agencies that are expected to serve all of the residents of both the Village of Batavia and Batavia Township.

Given the housing shortage regionally and the attractiveness of Clermont County and Batavia from both economic and transportation standpoints, growth will organically occur without tax giveaways. While there was a time when economic incentives made more sense due to the lack of transportation infrastructure to easily reach the middle of Clermont County, that time has now passed with the completion of the 32 corridor project. There is no need to enrich developers in the pursuit of residential growth at the expense of the community partners who will be responsible for serving new residents. The recipe for successful development is already in place; available land, convenient access, and a market that is demand driven. As the recent announcement of the new neighborhood on 222 proves, developers will locate within Batavia

without tax incentives, as market forces already make building in central Clermont County attractive.

At the end of the day, this is not your money, regardless of what the Ohio Revised Code says. When you utilize a CRA and 100% tax abatement, you are taking money that belongs to the Library, Fire Department, Schools, and essential services provided by the County. Taxes, at their core, should support the public good, and are not intended to increase the profit margin for a housing developer or increase the balance sheet of the Village.

As a school district, we do not have the ability to raise additional revenue without the consent of the taxpayers or the granting of funds from the State Legislature or from Congress, and we certainly do not have the ability to raise revenue by taking it unilaterally from others.

In order to fulfill our mission, it is not just our funds that must be preserved. In today's educational environment, we count on our partners who receive their share of local property taxes to assist in fulfilling our mission of meeting the needs of all children who enter our doors. This is why any agreement that only looks at the school district is not an agreement that can garner our support.

To create the type of community that we all want to be proud of, there can not be rifts between who does and does not pay their fair share of taxes, and the entire community will be negatively impacted if growth continues to be fueled at the expense of funding services that are the underpinnings of a strong and vibrant community.

With all of this being said, there are two possible options that would be acceptable to the District as the basis for an agreement to end the rift that currently divides the Village and the District.

The first agreement option, which is the less desired outcome on the part of the District, is one where the Village continues their current tax abatement strategy, and at a minimum both the District and CJFED are made 100% whole by the Village for all taxes revenues that are redirected through tax abatements, beginning with the Bauman development and including all future developments that contain new CRA and tax abatement agreements.

For the District to agree to this solution, "made whole" is defined as the calculation of the total revenue derived from the application of the effective millage of both the school district and CJFED per the annual effective rates tax table as published by the County Auditor. Using the Bauman development as an example, when fully developed, the estimated annual hold harmless payment to the District from the Village would be just over \$1.62 million dollars per year, and the hold harmless payment for CJFED would be just over \$291 thousand dollars per year. Any agreement would also have to stipulate that the same agreed upon formula covering the Bauman development will be utilized for all future tax abated developments.

Bauman Hold Harmless Simulation - January 2025

Home Value	35% Taxable Value	Millage Calculation	Number of Homes	Total
250000	87500	2114.581	300	634374.3
300000	105000	2537.4972	238	603924.3336
350000	122500	2960.4134	130	384853.742
400000	140000	3383.3296	0	0
450000	157500	3806.2458	0	0
500000	175000	4229.162	0	0
				1623152.38

NOTES

Effective District Millage

24.16664

To determining Millage Calculation, multiply the 35% value by 0.02416664

CJFED Sim

Home Value	35% Taxable Value	Millage Calculation	Number of Homes	Total
250000	87500	380.03875	300	114011.625
300000	105000	456.0465	238	108539.067
350000	122500	532.05425	130	69167.0525
400000	140000	608.062	0	0
450000	157500	684.06975	0	0
500000	175000	760.0775	0	0
				291717.74

NOTES

Effective CJFED Millage

4.3433

To determining Millage Calculation, multiply the 35% value by 0.0043433

The second agreement option, which is the preferred outcome of the District, is one where all future residential growth in areas annexed by the Village occurs without the use of CRA's and tax abatements, which will allow property taxes to be distributed as originally intended by the voters. As mentioned earlier, while we do not like the past practices that have led us to this moment, the District is willing to let bygones be bygones and not seek compensation for currently abated neighborhoods in the interest of resetting the relationship between the Village and the School District, in exchange for a cessation in the use of tax abatements on residential developments on the part of the Village.

From our perspective, this path is the best for all concerned. It will settle past grievances, prevent new ones from forming, and will allow for tax dollars to flow as intended for the betterment of the entire community.

Should there be a desire on the part of the Council to have a collaborative discussion on these proposals, the District is willing to engage in a sit down dialogue, and you may reach out to either myself or Board President Bruner to establish a time where this may occur between selected members of the Board and the Council.

Thank you for your time and consideration of our position.

Batavia Village Council

Minutes of Meeting

Monday, February 10, 2025

The Batavia Village Council met in regular session on Monday, February 10, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:10.

The Pledge of Allegiance was led by former Mayor John Thebout.

Roll Call of Members Present:

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

Village Officials Attending the Meeting: Mayor C. Scott Runck, Administrator Ken Geis, Fiscal Officer John Waite, Zoning Administrator Chip Stewart, Interim Police Chief Chris Warner, Solicitor Chris Moore, Street Superintendent Wayne Smith, Officer Brian Fletcher

Others Attending the Meeting: Bill Albright, Victor Billingsley, Adam Bird, Bill Condo, Joe Fisher, Lana Fritsch, Chuck Gallagher, John Hartman, Denise Helmsderfer, Ed Heming, Jo Ann Martino, Ken Stewart, John Thebout, Brian Wandstrat, Mark Wilson

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.

Approval of Financial Reports:

Mr. Gipson made a **Motion** to approve the January Bank Statements and Cash Journal, seconded by Ms. Cole. The **Motion** passed 5-0

Approval of Minutes:

Mr. Pryor made a motion to approve the minutes of January 27 2025 Regular Council Meeting, seconded by Mr. Gipson. The **Motion** passed 5-0

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Chuck Gallagher – Mr. Gallagher listed a history of all of the meetings that have occurred regarding the annexation and the zoning meetings before the County Commissioners, the Planning Commission and Village Council, and he noted that at every meeting opposition was expressed. Then Council revoked Ordinance 1546-24 as an emergency and adopted Ordinance 1543-25 approving the zoning for the Bauman Lane Taylor Road Development as an emergency. Village Council isn't listening to their concerns. It is now time for the voters to express their opposition at the ballot box.

Ken Stewart – The World Police & Firemen’s Games will be held in June in Birmingham, Alabama.

Mr. Stewart wants to compete at those games but they won’t accept his application unless the Village will provide him with a letter that certifies he was a member of the Batavia Fire Department. He was a member for 47 years. The Mayor assured him that we will provide him with the document.

Joe Fisher – Mr. Fisher wanted to express his disagreement with the comments made by Steve Staton at the last meeting.

Bill Albright – Mr. Albright asked Council to provide him with a reason that tax abatement is necessary for development. He was told that he was allowed to make comments but not to ask questions.

Brian Wandstrat – Mr. Wandstrat said that the issue is the will of the people and Council has taken that away. He was told that most of the opposition to development has come from Township residents. Council was elected by Village residents to do what is in the Village’s best interest and Council has heard very little opposition from Village residents.

Police Department: Interim Chief Christopher Warner

Report on January police activity:

488 calls for service	12 mutual aid calls	
7 Arrests		
18 traffic stops	5 citations issued	16 written warnings
11 offence reports	50 incident reports	12 mutual aid calls
3 K9 vehicle sniffs	2 K9 assist other agencies	
58 H.S. SRO service calls	48 M.S. SRO service calls	8 E.S. SRO service calls

The Village is currently interviewing candidates for the position of Chief of Police.

Office Kuhl resigned January 18th to work for the Village of Mariemont.

Corporal Warner was promoted to Sergeant on January 13. Officer Whitaker was promoted to Corporal on January 27.

The Batavia Police Department hosted a Death Investigation Training Class taught by Ken Mullis with the Clermont County Coroner/Prosecutor Office. Besides Batavia Officers the class was attended by Officers from Pierce Township, Williamsburg and Bethel.

The Village is currently interviewing candidates for the position of Chief of Police.

The Police Department has applied for some training classes that are being offered for free.

Zoning Administrator Chip Stewart

Zoning Permits:		<u>2024</u>	<u>2025 to Date</u>
<u>Streamside</u>	new home permits	55	3
<u>Harvest Meadows</u>	new home permits	<u>101</u>	<u>5</u>
Total 2024 new home permits		156	8

Zoning Violations:

working violations in progress	19
violations in court process	5

Verizon Cell Towers: Vendor states that it will be February, 2025 before the fiber is completed near the pole on the bridge on Main Street.

Zoning Cases: There will be 2 public hearings at the February 27 Planning Meeting.
Riverpoint Apartments Final Development Plans
Harvest Meadows Phase 4 Final Development Plans

Village Solicitor: Christopher Moore

In the last month Mr. Moore spent time working on various personnel issues.

Nuisance Updates

An agreement has been reached with the Kinners for cleaning up their property.

Mr. Moore has been working with Union Township regarding the JEDD. He will have a document for the Village to sign after the Township meets on February 25. He has been told that the JEDD will result in more the 200 jobs being created.

Mayor Scott Runck

The Mayor announced the following Committee appointments for 2025:

Planning & Zoning Commission

Diana Cole	term ends	12/31/30
David Pryor	term ends	12/31/29

Safety Committee

Jason Gipson (Chair)
Diana Cole

Finance Committee

David Pryor (Chair)
Jason Gipson
Jason Garrison

Records Committee

Kyle Meyer

Central Joint Fire EMS Committee

Jason Gipson

Hike/Bike Committee meets as announced by Chair

Jason Garrison (Chair)

Jason Gipson

Kyle Meyer

Ad Hoc Special Events Committee meets as announced by Chair

Jason Garrison

David Pryor

Kyle Meyer

Ad Hoc Beautification Committee meets as announced by Chair

Diana Cole (Chair)

Jason Garrison

Selection of Vice-Mayor for 2025 Mayor: C. Scott Runck

Council annually selects a Member to serve as Vice-Mayor for the year. Mayor Runck asked Council for nominations for Vice-Mayor.

Ms. Cole made a **Motion** to select Jason Gipson to be Vice-Mayor for 2025; seconded by Mr. Pryor.

Mr. Gipson made a **Motion** to select David Pryor to be Vice-Mayor for 2025; seconded by Mr. Garrison.

There were no other nominations. The Mayor declared nominations to be closed.

Vote by Roll for Mr. Gipson to be Vice-Mayor:

Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, No, Mr. Pryor, yes, Mr. Meyer, yes

By a 4-1 Vote for Mr. Gipson to be Vice-Mayor, Mr. Gipson is elected.

Jason Gipson is the Vice-Mayor for the Village of Batavia for 2025.

Fiscal Officer: John Waite

The Fiscal Officer's report on January activity has been submitted to Council.

The State Auditors have completed their audit of the Village's 2022-2023 finances. They did not find any significant errors. A copy of the Audit Report has been provided to the Council Members.

Legislation

An Ordinance Adopting Full-Year Appropriations for 2025

Ordinance 1539-24

3rd Reading

Mr. Meyer made a **Motion** to adopt **Ordinance 1539-24**, seconded by Mr. Gipson

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes **Motion** passed 5-0 **Ordinance 1539-24 Adopted**

Committee Meetings / Reports

Monday, February 24 @ 7:00 pm	This Month's 2 nd Regular Council Meeting
Tuesday, February 25 @ 6:00 pm	Safety Committee
Thursday, February 27 @ 7:00 pm	Next Planning & Zoning Commission Meeting There will be 2 Public Hearings
Monday, March 10 @ 7:00 pm	Next Month's Regular Council Meeting

New Business, Questions, and Comments from Council

None

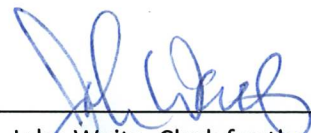
Adjournment:

Mr. Meyer made a **Motion** to adjourn, seconded by Mr. Garrison **Motion** passed 5-0
The meeting adjourned at 8:42 pm.

ATTEST:



C. Scott Runck, Mayor



John Waite, Clerk for the Meeting

Monday, March 10, 2025

The Pledge of Allegiance was led by former Mayor John Thebout.

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

Others Attending the Meeting: Bill Albright, Katy Brille, Kevin Bucher, Jim Craver, Debbie Davison, Randy Dorsey, Joe Fisher, Chuck Gallagher, Cole Gauch, John Hartman, Denise Helmsderfer, Jeralyn Miranda, Jo Ann Martino, Tom Miller, Gus Neisy, Steve Staton, Ben Stewart, Jenny Stewart, Karen Swartz, John Thebout, Matthew Waits, Brian Wandstrat, Lauri Zagar

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.

Mr. Gipson made a **Motion** to approve the January Bank Statements and Cash Journal, seconded by Mr. Pryor. The **Motion** passed 5-0

Mr. Pryor made a motion to approve the minutes of January 27, 2025 Regular Council Meeting, seconded by Ms. Cole. The **Motion** passed 5-0

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Bill Albright – Mr. Albright doesn't like Executive Sessions. Discussions should be in front of the public. Tax abatements are about greed with PILOTS providing to the Village.

Brian Wandstrat – Mr. Wandstrat said that he owns property in Batavia Township. He reminded Council that everyone in Clermont County is impacted by Batavia’s development decisions. He criticized passing legislation by Emergency because that takes away resident’s rights.

Kathy Brilley – She wanted to know how many more developments are planned and are there any limits on the number of houses benefiting from tax abatements.

Councilman Jason Gipson responded to the audience that Council does listen to the residents of the Village and the Township. Growth of the Village is required to revitalize Main Street. The Village has endeavored to meet with the schools and the Fire Department to discuss funding.

Vacancy on Council

Council Member Kathy Turner has vacated her seat on Council effective February 23, 2025. The Village solicited letters of interest to fill her seat for the remaining term of her office which ends December 31, 2025. The deadline for the receipt of letters of interest was March 7.

Per the Ohio Revised Code, Village Council has 30 days from the date of the vacancy to appoint a replacement member. If Village Council does not appoint a replacement within 30 days, then the Mayor shall appoint the replacement.

As of Friday’s deadline, the Village has received 7 letters of interest:

Adam Craver	112 S. Fourth Street
Randy Dorsey	123 N. Third Street
Justin Kelch	535 North Street
Steve Staton	310 Spring Street
Ben Stewart	660 Shelley Dr
John Thebout	465 Wood Street
Matthew Waits	245 Spring Street

Process for filling the vacancy on Council

Each candidate for the vacant seat on Council shall be given an opportunity to introduce themselves to Council, to state their qualifications and to state their objectives on Council.

After the candidates speak, Council will adjourn to Executive Session to interview the candidates.

Council will then return to Regular Session to vote on the selection of a candidate.

Five of the seven candidates were present. Adam Craver and Justin Kelch were absent. Each of the five candidates present introduced themselves and made a short statement as to why they are interested in serving on Council.

Executive Session

Ms. Cole made a **Motion** to adjourn to Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, discipline of a public employee or official pursuant to O.R.C. 121.22(G)(1) to interview the candidates for the vacancy on Council; seconded by Mr. Pryor

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, **Motion** passed 5-0

Council Adjourned to Executive Session at 7:45

Mr. Pryor made a **Motion** to return from Executive Session, seconded by Mr. Meyer.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes **Motion** passed 5-0

Council returned from Executive Session at 9:32

Nominations for appointment to fill the vacant seat on Council.

Solicitor Christopher Moore confirmed that Council Members can vote on more than one nomination.

Mr. Pryor made a **Motion** to nominate Steve Staton to fill the vacant seat on Council, seconded by Mr. Garrison

Mr. Meyer made a **Motion** to nominate Ben Stewart to fill the vacant seat on Council, seconded by Mr. Garrison

Ms. Cole made a **Motion** to nominate John Thebout to fill the vacant seat on Council, seconded by Mr. Gipson

Vote by Council on the candidate, to be done alphabetically

Vote by Roll for Mr. Staton to fill the seat on Council:

Mr. Gipson, yes, Ms. Cole, no, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, no 3-2

3 votes is a majority. Steve Staton is selected to serve the remainder of Kathy Turner's seat.

Mayor Thebout swore in Steve Staton as new council member. Mr. Staton took his seat on Council

Police Department: Interim Chief Christopher Warner

Report on February police activity:

426 calls for service

22 public records requests

6 Arrests

14 traffic stops

3 citations issued

11 written warnings

4 offence reports

35 incident reports

6 mutual aid calls

71 H.S. SRO service calls

62 M.S. SRO service calls

10 E.S. SRO service calls

The Village hired Elijah McKinney as a patrol officer on February 24, 2025. He graduated from the Ohio Peace Officers Academy in December, 2024. Mr. McKinney introduced himself to Council.

Mr. Gipson made a **Motion** to approve the employment of Elijah McKinney as a Police Officer effective February 24, 2025, at a pay rate per the Police Officer Wage Schedule without the probationary discount, seconded by Ms. Cole.

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

The Village also wants to hire Laine Parker as a patrol officer effective March 16, 2025, at a pay rate per the Police Officer Wage Schedule without the probationary discount. He recently graduated from the Ohio Peace Officers Academy.

Mr. Gipson made a **Motion** to approve the employment of Laine Parker as a Police Officer effective March 16, 2025, at a pay rate per the Police Officer Wage Schedule without the probationary discount, seconded by Ms. Cole.

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

Police Chief The Village has determined that it wants to hire Eric Williams as Police Chief. Chief Williams has been a police officer for 30 years. He worked in Fairfield and then was the Chief in New Richmond. Eric Williams introduced himself to Council

A Resolution Approving an Employment Contract with Eric Williams

Resolution 377-25 1st reading Declare an emergency and waive the 3 readings

Mr. Garrison made a **Motion** to declare an emergency and to waive the three readings because the Village needs a Police Chief for public safety, seconded by Mr. Meyer.

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

Ms. Cole made a **Motion** to adopt **Resolution 377-25**, seconded by Mr. Garrison.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0
Resolution 377-25 Adopted

At the January 27, 2025, Council Meeting, Christopher Warner was promoted from Corporal to Sergeant. Normally when an employee is hired or promoted there is a 6-month probationary period for the employee at that position. Sergeant Warner has been serving as Interim Police Chief and has proven his ability and performance. Therefore, The Mayor is recommending Council approve waiving his probationary period for his position as Sergeant effective March 16, 2025.

Mr. Gipson made a **Motion** to approve waiving the 6-month probationary period for Christopher Warner's position as Police Sergeant effective March 16, 2025, seconded by: Mr. Pryor

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

We have recently lost 3 police officers who left to take higher paying jobs with other police departments. Officer Kuhl resigned January 18th to work for the Village of Mariemont. Officer Whitaker has resigned to work for Goshen Township. Officer Olson has resigned to work for Brown County.

We started a process of interviewing candidates for possible future openings in the department, but it has been difficult to find candidates willing to work at the Village's current rate for Police Officers.

At the February 10, 2025, Council Meeting, Council was asked if they would approve amending Resolution 372-25 to increase the base Patrolman's wage from \$29.00 to \$30.00 per hour. A dollar doesn't seem like much, but the Police Department believes that it will help make it easier to hire replacement Police Officers. Mr. Pryor asked Council to amend the Resolution to make the pay rate \$31.00 per hour.

A Resolution Amending the Police Department Wage Schedule for 2025

Resolution 378-25 1st reading Declare an emergency and waive the 3 readings

Mr. Pryor made a **Motion** to declare an emergency and to waive the three readings because of the difficulty the Village is having hiring police officer for public safety, seconded by Mr. Gipson.

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

Mr. Gipson made a **Motion** to adopt **Resolution 378-25** amending the base rate for Batavia Police Officers per the Police Department Wage Schedule to \$31.00 per hour effective March 16, 2025, seconded by Mr. Garrison.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0
Resolution 378-25 Adopted

The Village is currently charging \$3.00 for a police report. Other governments in the area are charging \$10.00 for police reports. We would like Council to raise the Village's rate to \$10.00

Mr. Garrison made a **Motion** to raise the rate the Village charges for police reports from \$3.00 to \$10.00 effective March 11, 2025, seconded by Ms. Cole

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

Village Administrator: Ken Geis

General:

Police Chief Process

The mayor will have a Police Chief Candidate to present to Council. Mr. Eric Williams will be present.

Batavia Local Schools

I met with the Superintendent and two Board Members on 3/5/2025. Nothing was finalized. The school will get back to us with some draft language

Community and Economic Development:

Emergency 9-1-1

The County requested that the Council pass an ordinance accepting the 911 Plan recently adopted by the 911 Committee.

Community and Economic Development:

JEDD

Union Township conducted their Hearing date on February 25. We will execute documents soon.

Road Improvements:

ODOT (Herold Road)

I am working to find a Lender for the Village portion of the Debt. I engaged KMK to create the Bond/Note document for the project. At this meeting we will be required to execute some documentation relating to Bond Anticipation Notes. The Notes will have a 1 or 2-year maturity, but they can be converted to a bond.

Improperly installed Traffic Control Devices

The Public Works Department is beginning the process to remove improperly installed Traffic Control Devices (Stop Signs) mainly on North Street. The Stop Signs do not meet the criteria established by the Uniform Traffic Control Manual and are therefore unenforceable. There will be details and information posted on the Website and other social media along with signs on the street(s) with adjustments.

There was a discussion about not removing the stop signs because of safety issues. The Administrator informed Council that the stop signs aren't legal and they are unenforceable.

Zoning Administrator Chip Stewart

Zoning Permits:

		<u>2024</u>	<u>2025 to Date</u>
<u>Streamside</u>	new home permits	55	3
<u>Harvest Meadows</u>	new home permits	<u>101</u>	<u>10</u>
	Total 2024 new home permits	156	13

Zoning Violations:

working violations in progress	18
violations in court process	5

Zoning Cases: 2 public hearings at the February 27 Planning Meeting.

Riverpoint Apartments Final Development Plans

Harvest Meadows Phase 4 Final Development Plans

Verizon Cell Towers: No update.

Community Reinvestment Area Annual Meeting Scheduled for March 25 at 7:00pm

Village Solicitor: Christopher Moore

In the last month Mr. Moore spent time working on various personnel issues, including contracts for new hires and issues regarding persons leaving.

Nuisance Updates

A court hearing is scheduled regarding Mr. Flores.

The Village parking lot on N. Riverside Dr. has been transferred to the CIC.

Mayor Scott Runck

The Mayor recognized Kathy Turner for her 30 years of service for the Village.

Annual Village-Wide Yard Sale

In the past we have picked the first Saturday in June. The Mayor asked Council for a Motion selecting Saturday, June 7 and Sunday, June 8 for the 2025 Village-Wide Yard Sale.

Mr. Meyer made a **Motion** to select Saturday, June 7 and Sunday, June 8 for the 2025 Village-Wide Yard Sale, seconded by Mr. Garrison

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

Positions on Planning & Zoning Commission and Batavia Fire Board

At both members requests, the Mayor has replaced Diana Cole on the Planning & Zoning Commission with Jason Gipson, and he has replaced Jason Gipson on the Batavia Fire Board with Diana Cole. The Mayor asked Council for a Motion approving the changes.

Mr. Pryor made a **Motion** approving the replacement of Diana Cole on the Planning & Zoning Commission with Jason Gipson, and the replacement of Jason Gipson on the Batavia Fire Board with Diana Cole, seconded by: Mr. Staton

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

Contract with K-9 Officer Whitaker regarding the K-9

Officer Whitaker will be departing from the Village Police Department. The Village and Officer Whitaker have negotiated a contract regarding the future of K-9 Dress. The Mayor asked for a Motion approving the contract.

Mr. Pryor made a **Motion** to approve the contract regarding the future of K-9 Dress, seconded by: Mr. Garrison

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

Fiscal Officer: John Waite

The Fiscal Officer's report on February activity has been submitted to Council.

Legislation

An Ordinance Authorizing the Issuance of Not to Exceed \$300,000 Bond Anticipation Notes for the Purpose of Improvements to Batavia Roadways

Ordinance 1544-25 1st reading Declare an emergency and waive the 3 readings

Mr. Gipson made a **Motion** to declare an emergency and to waive the three readings because of the necessity to improve the public roadways for public safety, seconded by Mr. Pryor.

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

Mr. Staton made a **Motion** to adopt **Ordinance 1544-25**, seconded by Mr. Meyer.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0
Resolution 1544-25 Adopted

An Ordinance Approving the Assessment Agreement and the Development Agreement for the River Pointe Apartments

Ordinance 1545-25 1st reading Declare an emergency and waive the 3 readings

Mr. Pryor made a **Motion** to declare an emergency and to waive the three readings being necessary for the immediate preservation of the public peace, health, safety, or welfare, to wit: for the prevention of economic peril of the Village of Batavia, the preservation and addition of employment opportunities in the Village of Batavia to preserve and increase municipal income tax revenues to preserve public peace, health, safety and welfare of the Village of Batavia; to provide a source of housing to combat the immediate and consistent impending housing shortage in the Village of Batavia and surrounding areas; to protect the value of previously made utility infrastructure investments in the Village of Batavia; and to protect the Village of Batavia's influence in and provide a source of public revenue for public infrastructure improvements to be made throughout the Village of Batavia, seconded by Mr. Meyer.

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

Mr. Meyer made a **Motion** to adopt **Ordinance 1545-25**, seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0
Ordinance 1545-25 Adopted

A Resolution Approving the Clermont County 9-1-1 Plan

Resolution 376-25 1st reading Declare an emergency and waive the 3 readings

Ms. Cole made a **Motion** to declare an emergency and to waive the three readings because of the necessity of maintaining emergency police and fire communications for public safety, seconded by Mr. Meyer.

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

Mr. Gipson made a **Motion** to adopt **Resolution 376-25**, seconded by Mr. Garrison.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0
Resolution 376-25 Adopted

Committee Meetings / Reports

Tuesday, March 18 @ 7:00 pm	Next Planning & Zoning Commission Meeting
Monday, March 24 @ 7:00 pm	2 nd March Regular Council Meeting (IF NEEDED)
Tuesday, March 25 @ 7:00pm	Community Reinvestment Area Compliance Committee
Monday, April 14 @ 7:00 pm	Next Month's Regular Council Meeting

New Business, Questions, and Comments from Council

Mr. Garrison asked to adjourn to Executive Session to discuss a personnel issue.

Executive Session

Mr. Gipson made a **Motion** to adjourn to Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, discipline of a public employee or official pursuant to O.R.C. 121.22(G)(1) to interview the candidates for the vacancy on Council; seconded by: Mr. Meyer

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

Council Adjourned to Executive Session at 10:25

Mr. Gipson made a **Motion** to return from Executive Session, seconded by Mr. Pryor.

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

Council returned from Executive Session at 10:55

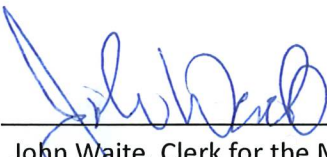
Adjournment:

Mr. Gipson made a **Motion** to adjourn, seconded by Mr. Garrison **Motion** passed 6-0

The meeting adjourned at 10:55 pm.

ATTEST:


C. Scott Runck, Mayor


John Waite, Clerk for the Meeting

Batavia Village Council
Minutes of Meeting
Monday, April 14, 2025

The Batavia Village Council met in regular session on Monday, April 14, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00.

The Pledge of Allegiance was led by Chief Williams.

Roll Call of Members Present:

Mr. Gipson, Mr. Garrison, Mr. Pryor, Mr. Meyer, Mr. Staton Ms. Cole was absent

Village Officials Attending the Meeting: Mayor C. Scott Runck, Administrator Ken Geis, Fiscal Officer John Waite, Zoning Administrator Chip Stewart, Police Chief Eric Williams, Solicitor Chris Moore

Others Attending the Meeting: Janette Adwani, Bill Albright, Kevin Bucher, Lana Fritsch, Chuck Gallagher, John Hartman, Elizabeth Khamis, Saer Khamis, Denise Helmsderfer, Jo Ann Martino, Tom Miller, Ray Neiser, Karen Swartz, Brian Wandstrat

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 of the meeting.

Approval of Financial Reports:

Mr. Pryor made a **Motion** to approve the March Bank Statements and Cash Journal, seconded by Mr. Meyer. The **Motion** passed 5-0

Approval of Minutes:

Mr. Staton made a motion to approve the minutes of March 10, 2025 Regular Council Meeting, seconded by Mr. Garrison The **Motion** passed 5-0

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Elizabeth Khamis – Ms. Khamis will be opening a vape store at 216 E Main Street. She is concerned that there isn't reserved parking in front of her store.

Ray Neiser – Mr. Neiser wanted to express his disagreement with having public comments at the beginning of the meeting. He isn't against growth, just reasonable growth. He was disappointed that Council didn't let the residents vote on the petition regarding the zoning for the Bauman Lane Taylor Road Development.

Bill Albright – Mr. Albright complained that the Village ran him off from parking in the Bean & Brew parking lot.

Brian Wandstrat – Mr. Wandstrat said that he disagrees with having public comments at the beginning of the meeting. He wants an opportunity to comment after every vote. He also disagrees with Council adjourning to Executive Session for development discussion. He wants the discussions to be in public.

Mr. Meyer and Mr. Wandstrat then had a short discussion about the purpose of public comments.

Mr. Pryor then addressed Mr. Albright and complained about him parking in front of his house and frightening his children. That resulted in Mr. Albright making an extended-vulgar comments against Council until he was confronted by Chief Williams, who asked him to calm down.

Police Department: Chief Eric Williams

Report on March police activity:

463 calls for service

29 public records requests

6 Arrests

37 traffic stops

16 citations issued

25 written warnings

7 offence reports

45 incident reports

13 mutual aid calls

60 H.S. SRO service calls

48 M.S. SRO service calls

8 E.S. SRO service calls

The Chief was asked why we had received 29 public records requests. The Chief responded that he would find out.

The Chief was also asked to determine if public parking on Main Street is an issue.

The Village Police Department hired Eric Williams as the new Chief of Police. Chief Williams came to us from the Village of New Richmond Police Department where he served as Police Chief for two years. Chief Williams previously was employed by Union Township as a Sergeant and Detective. He was also employed by Fairfield Township and Lincoln Heights Police Department. He is a United States Marine Corp veteran.

In March we hired Laine Parker as a patrol officer. Officer Parker is a graduate of Ripley High School and graduated from the police academy in 2024. Officer Parker previously worked for Summit Health Behavior Hospital.

The Village hired Heather Johnston as a patrol officer on April 6, 2025. She graduated from Miami Trace High School and attended Wilmington College. She completed the Ohio Peace Officers Academy in 2021. Officer Johnston previously worked for the Village of New Richmond Police Department, the Sabina Police Department and as a part-time EMT-Fire Fighter at the Wayne Township Fire Department.

The Chief asked for a Motion to approve the employment of Heather Johnston as a Police Officer effective April 6, 2025, at a pay rate per the Police Officer Wage Schedule without the probationary discount.

Mr. Staton made a **Motion** to approve the employment of Heather Johnston as a Police Officer effective April 6, 2025, at a pay rate per the Police Officer Wage Schedule without the probationary discount, seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 5-0

Village Administrator: Ken Geis

General:

Police Chief Process

Chief Williams started on March 31, 2025.

Batavia Local Schools

Nothing from the School regarding the potential funding agreement with the school

Cemetery Meeting

The annual meeting will be May 12, 2025, beginning at 6:00 pm in the Village Meeting Room. The Village will appoint someone from Council to replace Kathy Turner on the Cemetery Board.

Mr. Meyer made a **Motion** to appoint Mr. Garrison as the Village's representative to the Batavia Union Cemetery Board, seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 5-0

Community and Economic Development:

JEDD

All documents were executed for the JEDD and RITA was contacted. The JEDD Board will conduct a meeting to formally levy the earnings tax.

Mr. Meyer made a **Motion** to approve the appointment of Chip Stewart to serve on the JEDD Board as the Village Representative, seconded by Mr. Pryor.

Vote by Roll: Mr. Gipson, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 5-0

Road Improvements:

ODOT (Herold Road)

We had a conference call regarding the interchange. We cleared up a crossover issue and we are working to select a preliminary Engineer for the project.

Mr. Meyer made a **Motion** to approve the authorization to execute an agreement with TEC Engineering to complete the design and submittal of work for the interchange, and authorization for the Village Administrator to execute all documents related thereto on behalf of the Village of Batavia, seconded by Mr. Staton.

Vote by Roll: Mr. Gipson, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion passed 5-0**

West Main Street Overpass

The Village participated in a conference call with ODOT and a contractor regarding the SR#32 overpass of W. Main St. This bridge was damaged last year and ODOT is working to repair the steel beam(s). Work should start in April and continue for less than 90 days. Traffic control will be maintained with temporary signals around the site.

Zoning Administrator Chip Stewart

Zoning Permits:		<u>2025 to Date</u>	<u>2024</u>
<u>Streamside</u>	new home permits	5 plus 4 in process	55
<u>Harvest Meadows</u>	new home permits	<u>21</u>	<u>101</u>
Total 2025 new home permits		28	156

Zoning Violations:

working violations in progress	17
violations in court process	9

Zoning Cases: 2 public hearings scheduled for May 20 meeting
 Moore Funeral Home Variance
 Streamside Multi-Family Final Development Plan

Verizon Cell Towers: No update.

Community Reinvestment Area Annual Meeting

The meeting was held March 25

Village Solicitor: Christopher Moore

In the last month Mr. Moore spent time working on various personnel issues, including contracts for new hires and issues regarding persons leaving.

Nuisance Updates

A court hearing was scheduled regarding a nuisance violation, but on the last day the property was brought into compliance.

Mr. Moore asked to adjourn to Executive Session to discuss a lawsuit brought against the Village

Executive Session

Mr. Meyer made a **Motion** to adjourn to Executive Session to discuss a lawsuit brought against the Village pursuant to O.R.C. 122.22(G)(3); seconded by: Mr. Gipson

Vote by Roll: Mr. Gipson, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion passed 5-0**

Council Adjourned to Executive Session at 7:50pm

Mr. Gipson made a **Motion** to return from Executive Session, seconded by Mr. Meyer.

Vote by Roll: Mr. Gipson, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 5-0

Council returned from Executive Session at 8:00pm

Mayor Scott Runck

Annual Village-Wide Yard Sale will be held June 7-8.

A new business is opening at 350 E Main Street. A second new business is opening at the Red Barn.

Fiscal Officer: John Waite

The Fiscal Officer's report on March activity has been submitted to Council.

Legislation

Appropriations Amendment

Ordinance 1546-25

1st Reading Declare an Emergency and Waive the three readings

The Ohio EPA has awarded the Village a grant of \$348,395 for the electric charging station at the UDF on Bauer Road. Now that the work has been completed, the Ohio EPA is ready to transfer the funds to the Village and the Village will use the funds to pay for our share of the project's cost.

Ordinance 1546-25

Mr. Meyer made a **Motion** to declare an emergency and to waive the 3 readings, seconded by Mr. Staton.

Vote by Roll: Mr. Gipson, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 5-0

Mr. Gipson made a **Motion** to adopt **Ordinance 1546-25**, seconded by Mr. Garrison.

Vote by Roll: Mr. Gipson, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 5-0

Adopt 2026 Tax Budget

Resolution 378-25— Adopt 2026 Tax Budget 1st Reading

Section 5705.28 of the Ohio Revised Code requires the taxing authority of each subdivision to adopt a tax budget for the next succeeding fiscal year on or before the 15th day of July each year, and Section 5705.30 of the Ohio Revised Code requires that this tax budget be submitted to the County Auditor on or before the 20th day of July each year

Committee Meetings / Reports

Committee Meetings / Reports

Tuesday, April 15 @ 7:00 pm	Next Planning & Zoning Commission Meeting
Monday, April 28 @ 7:00 pm	2 nd April Regular Council Meeting Cancelled
Monday, May 12 @ 6:00 pm	Annual Joint Cemetery Meeting with Batavia Township
Monday, May 12 @ 7:00 pm	Next Month's Regular Council Meeting

New Business, Questions, and Comments from Council

None.

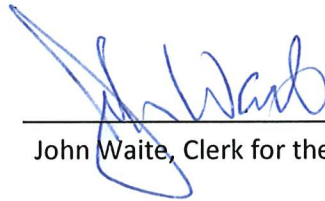
Adjournment:

Mr. Gipson made a **Motion** to adjourn, seconded by Mr. Meyer **Motion** passed 5-0
The meeting adjourned at 8:07 pm.

ATTEST:



C. Scott Runck, Mayor



John Waite, Clerk for the Meeting

Batavia Village Council
Minutes of Meeting
Monday, May 12, 2025

The Batavia Village Council met in regular session on Monday, May 12, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00.

The Pledge of Allegiance was led by John Thebout.

Roll Call of Members Present:

Mr. Gipson, Ms. Cole, Mr. Pryor, Mr. Meyer, Mr. Staton

Village Officials Attending the Meeting: Mayor C. Scott Runck, Administrator Ken Geis, Fiscal Officer John Waite, Zoning Administrator Chip Stewart, Police Chief Eric Williams, Solicitor Chris Moore

Others Attending the Meeting: Lana Fritsch, JoAnn Martino, Sharon Craver, Adam Craver, Matthew Waits, Jennifer Haglund, Chuck Gallagher, Ed Hemming, Joe Fisher, John Hartman, Randy Dorsey, Michael Gardner, Tom Miller, Stacey Patel, Justin Edwards, Ben Stewart, John Thebout

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 of the meeting.

Approval of Financial Reports:

Mr. Gipson made a **Motion** to approve the April Bank Statements and Cash Journal, seconded by Mr. Meyer. The **Motion** passed 5-0

Approval of Minutes:

Mr. Gipson made a motion to approve the minutes of April 14, 2025 Regular Council Meeting, seconded by Mr. Meyer The **Motion** passed 4-0 with Ms. Cole abstaining

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Joe Fisher – Mr. Fisher summarized all the things about the Village that he disagreed with.

Randy Dorsey – Mr. Dorsey asked the Fiscal Officer if the Auditor of the State of Ohio had any “findings for recovery” against the Village for the 2023-2022 Audit. The Fiscal Officer responded, “No.”

John Hartman – Mr. Hartman disagreed with the Village granting tax abatements and the Village not listening to the residents.

Vacancy on Council

Council Member Jason Garrison vacated his seat on Council effective April 15, 2025. The Village solicited letters of interest to fill his seat for the remaining term of his office which ends December 31, 2027. The deadline for the receipt of letters of interest was May 2.

Per the Ohio Revised Code, Village Council has 30 days from the date of the vacancy to appoint a replacement member. If Village Council does not appoint a replacement within 30 days, then the Mayor shall appoint the replacement.

As of the May 2 deadline, the Village has received 8 letters of interest:

Adam Craver	112 S. Fourth Street
Randy Dorsey	123 N. Third Street
Justin Edwards	401 Woodside Drive
Michael Gardner	80 W Charles Street
George Leicht	165 N Fifth Street
Ben Stewart	660 Shelley Dr
John Thebout	465 Wood Street
Matthew Waits	245 Spring Street

Process for filling the vacancy on Council

Each candidate for the vacant seat on Council shall be given an opportunity to introduce themselves to Council, to state their qualifications and to state their objectives on Council.

After the candidates speak, Council will adjourn to Executive Session to interview the candidates.

Council will then return to Regular Session to vote on the selection of a candidate.

Seven of the eight candidates were present. George Leicht withdrew his name and was absent. Each of the seven candidates present introduced themselves and made a short statement as to why they are interested in serving on Council.

Mr. Staton made a **Motion** requesting the Solicitor to attend the Executive Session, seconded by Ms. Cole.

Vote by Roll:	Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes	Motion passed 5-0
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Executive Session

Mr. Meyer made a **Motion** to adjourn to Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, discipline of a public employee or official pursuant to O.R.C. 121.22(G)(1) to interview the candidates for the vacancy on Council; seconded by Ms. Cole

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, **Motion** passed 5-0

Council Adjourned to Executive Session at 7:28

Mr. Gipson made a **Motion** to return from Executive Session, seconded by Ms. Cole.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Garrison, yes, Mr. Pryor, yes, Mr. Meyer, yes, **Motion** passed 5-0

Council returned from Executive Session at 9:15

Nominations for appointment to fill the vacant seat on Council.

Solicitor Christopher Moore confirmed that Council Members can vote on more than one nomination.

Mr. Gipson made a **Motion** to nominate John Thebout to fill the vacant seat on Council, seconded by Ms. Cole

Vote by Roll for Mr. Thebout to fill the seat on Council:

Mr. Gipson, yes, Ms. Cole, yes, Mr. Pryor, yes, Mr. Meyer, no, Mr. Staton, yes 4-1

4 votes are a majority. John Thebout is selected to serve the remainder of Jason Garrison's seat.

Mayor Runck swore in John Thebout as the new council member. Mr. Thebout took his seat on Council

Police Department: Chief Eric Williams

Report on March police activity:

489 calls for service

29 public records requests, mainly for accident reports

4 Arrests

70 traffic stops

29 citations issued

47 written warnings

7 offence reports

45 incident reports

7 mutual aid calls

48 H.S. SRO service calls

42 M.S. SRO service calls

6 E.S. SRO service calls

The Batavia Police Department has begun the process of converting the former K9 cruiser #409 into a regular patrol vehicle. Officer Fletcher started the process by removing the K-9 equipment from the cruiser. We are currently getting estimates for the cost of finishing the process.

Batavia H.S. graduation is May 19. Sergeant Warner wrote an article about safety for the graduating students and their parents. The article was submitted to the Clermont Sun.

Village Administrator: Ken Geis

General:

Cemetery Meeting

The annual meeting will be **May 12, 2025, beginning at 6:00 pm** in the Village Meeting Room. A cemetery board member needs to be elected from Village Council to complete Kathy Turner's term.

Batavia Local Schools

I would like to talk to Council in Executive Session regarding the negotiation with the Batavia School District (121.22 (G)(8)).

Executive Session

Mr. Meyer made a **Motion** to adjourn to Executive Session to discuss the negotiations with the Batavia School District pursuant to O.R.C. 121.22(G)(8); seconded by Mr. Staton

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

Council Adjourned to Executive Session at 9:28

Mr. Gipson made a **Motion** to return from Executive Session, seconded by Mr. Thebout.

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

Council returned from Executive Session at 9:47

No action taken by Council at this time regarding matters discussed in Executive Session

New Business in Village

Cincy Decks and Outdoor Living had a Ribbon Cutting on Monday, May 5, 2025. The Mayor sent a Proclamation welcoming this new business to 305 E Main Street.

Ohio Plan Insurance Renewal – Risk Management, Property Insurance, Vehicle Insurance

In 2024 we changed our insurance from PEP to the Ohio Plan with the Hylant Insurance Agency. Our 2024 premium was \$31,127. Our 2025 premium will be \$34,034.

Mr. Geis asked Council to pass a Motion approving the renewal.

Mr. Gipson made a **Motion** to approve the renewal of our Ohio Plan Insurance with the Hylant Insurance Agency, seconded by Mr. Meyer.

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

Civil Case

Mr. Meyer, Ms. Cole and Mr. Stewart had their depositions taken on May 7.

Community and Economic Development:

JEDD

All documents were executed for the JEDD and RITA was contacted. The JEDD Board will conduct a meeting to formally levy the earnings tax.

Village Council passed a Motion at the April 14 Council Meeting approving the appointment of Chip Stewart to serve on the JEDD Board as the Village Representative.

River Pointe Apartments

It looks like the Developer is going to schedule a groundbreaking ceremony for late June.

Mr. Pryor asked about the River Walk being built as part of the project. Will the River Walk be part of Phase 1, and can it be paved instead of being gravel? Mr. Geis told him that it will be part of Phase 1 and he would talk to the developer about the surface.

Road Improvements:

ODOT (Herold Road)

TEC Engineering is reviewing the changes that ODOT came back with and we will respond accordingly

West Main Street Overpass

The bridge work to repair the steel beam(s) is continuing and we are about 30 days into the 90-day project. Traffic control will be maintained with temporary signals around the site.

Zoning Administrator Chip Stewart

Zoning Permits:

2025 to Date

<u>Streamside</u>	new home permits	3	All lots in Phases 1-3 are sold out. Development of Phase 4 is in process.
<u>Harvest Meadows</u>	new home permits	28	
Total 2025 new home permits		31	

Zoning Violations:

working violations in progress	17
violations in court process	9

Zoning Cases:

2 public hearings scheduled for May 20 meeting
Moore Funeral Home Variance
Streamside Multi-Family Final Development Plan

Verizon Cell Towers: No update.

Village Solicitor: Christopher Moore

In the last month Mr. Moore spent time working on various personnel issues and River Point Apartment paperwork.

Nuisance Updates

No updates but we continue to pursue violations.

Mr. Moore asked to adjourn to Executive Session to discuss a lawsuit brought against the Village

Executive Session

Mr. Pryor made a **Motion** to adjourn to Executive Session to discuss a lawsuit brought against the Village pursuant to O.R.C. 122.22(G)(3); seconded by Mr. Staton

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

Council Adjourned to Executive Session at 9:56

Mr. Gipson made a **Motion** to return from Executive Session, seconded by Mr. Pryor.

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

Council returned from Executive Session at 10:08

No action taken by Council at this time regarding matters discussed in Executive Session

Mayor Scott Runk

Annual Village-Wide Yard Sale will be held June 7-8.

Our public relations firm interviewed existing businesses in the Village and all of the businesses responded that they liked being in the Village.

The Mayor told Council that he is considering reducing the number of Committees.

The Mayor would like to post a notice on our electronic sign when we have a new business.

Fiscal Officer: John Waite

The Fiscal Officer's report on April activity has been submitted to Council.

Legislation

Adopt 2026 Tax Budget

Resolution 378-25— Adopt 2026 Tax Budget 2nd Reading

Section 5705.28 of the Ohio Revised Code requires the taxing authority of each subdivision to adopt a tax budget for the next succeeding fiscal year on or before the 15th day of July each year, and Section 5705.30 of the Ohio Revised Code requires that this tax budget be submitted to the County Auditor on or before the 20th day of July each year

Committee Meetings / Reports

Tuesday, May 20 @ 7:00 pm

Next Planning & Zoning Commission Meeting

Monday, May 28 @ 7:00 pm

2nd May Regular Council Meeting

Cancelled

Monday, June 9 @ 7:00 pm

Next Month's Regular Council Meeting

New Business, Questions, and Comments from Council

Mr. Staton told Council that he wanted to know why Council had not been provided a copy of the 2023-2022 Audit. He noted that there were several noncompliance and material weakness items cited in the audit. He criticized the Fiscal Officer for not responding to those items. He also wanted to know why we haven't had any recent Finance Committee meetings.

The Mayor stated that we would have this month's Finance Committee meeting to address Mr. Staton's concerns.

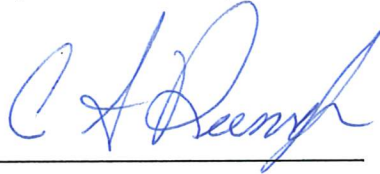
Adjournment:

Mr. Thebout made a **Motion** to adjourn, seconded by Mr. Pryor

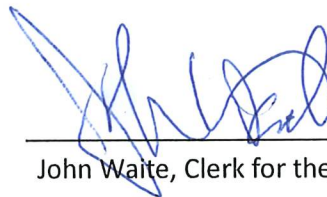
Motion passed 6-0

The meeting adjourned at 10:23 pm.

ATTEST:



C. Scott Runck, Mayor



John Waite, Clerk for the Meeting

Batavia Village Council
Minutes of Meeting
Monday, June 9, 2025

The Batavia Village Council met in regular session on Monday, May 12, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00 and led the Pledge of Allegiance to the flag.

Roll Call of Members Present:

Mr. Gipson, Ms. Cole, Mr. Thebout, Mr. Pryor, Mr. Staton Mr. Meyer was absent

Village Officials Attending the Meeting: Mayor Runck, Administrator Geis, Fiscal Officer Waite,
Solicitor Chris Moore, Chief Williams, Zoning Administrator Stewart, Public Works Superintendent Smith

Others Attending the Meeting: Lana Fritsch, JoAnn Martino, Matthew Waits, Chuck Gallagher, Ed Hemming, Joe Fisher, John Hartman, Bill Albright, Tom Miller, Patty Miller, Jeralyn Meranda

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 of the meeting.

Approval of Financial Reports:

Mr. Thebout made a **Motion** to approve the May Bank Statements and Cash Journal, seconded by Mr. Gipson. The **Motion** passed 5-0

Approval of Minutes:

Ms. Cole made a motion to approve the minutes of May 12, 2025 Regular Council Meeting, seconded by Mr. Thebout The **Motion** passed 5-0

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Councilmember Pryor noted that none of the 5 persons who have signed up for public comment are village residents.

Chuck Gallagher, Clermont County Airport – Mr. Gallagher complained that the agenda for tonight's meeting as well as last month's meeting had not been posted prior to the meetings. Therefore, it is difficult to comment without knowing the agenda. He wants to have the public comments at the end of the meeting.

Joe Fisher, Batavia Township – Mr. Fisher stated that the Village is stealing money from the school. The Village overrode the petition seeking to block the Bauman Lane Taylor Road zoning. He has made a public records request for the public relations firm's invoices.

John Hartman, Batavia Township – Mr. Hartman stated that he was here because of the school funding.

Bill Albright, Batavia Township – Mr. Albright complained that 130 people signed the petition and the Village failed to respond. There are 28,000 people in the Township and they all are affected by the Village's actions. He stated that annexing S.R. 32 so that the Village could annex the school was ridiculous.

Jeralyn Meranda, Batavia Township – Ms. Maranda complained about the floppy balloon sign in front of the vape shop on E. Main Street when other signs had been prohibited. She also believes that the modern appearance of the new apartments detracts from the current quaint appearance of the Village.

Police Department: Chief Eric Williams

Report on April police activity:

401 calls for service

26 public records requests

3 Arrests

80 traffic stops

22 citations issued

48 written warnings

7 offence reports

1 incident report

5 mutual aid calls

53 H.S. SRO service calls

42 M.S. SRO service calls

3 E.S. SRO service calls

The Batavia Police Department participated in the National Day of Prayer on Main Street in front of the Common Pleas Court.

Officers McKinney, Parker and Johnston were released from the FTO program and released for solo patrol.

The Batavia School year ended May 22. School Resource Officers Sgt. Warner and Officer McAdams have been reassigned to road patrol for the summer.

There will be a free women's self-defense class on Saturday, June 28 at the Village Hall from 10-noon.

The Village is installing license plate camera readers we are purchasing from Flock Safety Company. They will help locate stolen cars and identify suspects. Mr. Staton asked if police officers could get real-time information in their cars. The Chief responded that they can.

Village Administrator: Ken Geis

General:

Civil Cases (Correction)

Mr. Meyer, Ms. Cole had their depositions continued last month. Chip Stewart had his deposition taken on May 7, 2025.

Video

We ordered video equipment to record the meetings. Our intent is to livestream and not retain copies of the video only to have them accessible online through YouTube, Facebook or some other platform.

Bulk Water Sales

The Village of Batavia sells bulk water to the public at a bulk water credit card vending station located at 61 Lou Darbro Place. Through the end of May water sales totaled \$5,760.17. Our cost for the water was \$2,917.10. The Village made a profit of \$2,843.07.

Public Works

The public works installed hanging baskets on Main Street and filled other pots with flowers. The Department also did a nice job updating the landscaping in the area.

Community and Economic Development:

River Pointe Apartments

It looks like the Developer is going to schedule a groundbreaking ceremony for June 26, 2025.

Road Improvements:

ODOT (Herold Road)

TEC Engineering is reviewing the changes that ODOT came back with and we will respond accordingly

West Main Street Overpass

The bridge work to repair the steel beam(s) is complete.

Duke Street Lights

Wayne and I are working with Duke to inventory the streetlights and to work to change all the "heads" over to LED. Duke has a program that will let us pay for the improvements over a 10-year period. The savings on our electric usage fee will pay for the cost of the improvement.

Zoning Administrator Chip Stewart

Zoning Permits:		<u>2025 to Date</u>
Total for all Zoning Permits Y-T-D		80
<u>Streamside</u>	new home permits	3 All lots in Phases 1-3 are sold out. Phase 4 is in process.
<u>Harvest Meadows</u>	new home permits	<u>48</u>
Total 2025 new home permits		51

Zoning Violations:

working violations in progress	19
violations in court process	9

Mr. Stewart informed Council that the vape shop had been informed multiple time that they are not allowed to have a floppy balloon sign in front of their store. He sent them a written violation notice today.

Zoning Cases: 1 public hearing scheduled for July 15 meeting
Sign height variance for Casey's on W Main Street.

Verizon Cell Towers: The contractor informed us that the 4th cell tower, located at the Main Street bridge, should be up in the next couple months.

Village Solicitor: Christopher Moore

The Kinner property has been brought into compliance.
CRT is still non-compliant and he has notified the Court.

In the last month Mr. Moore spent time working on various personnel issues and litigation

Mr. Moore informed Council that he would be out of town in July and not able to attend the July 14 meeting

Mayor Scott Runck

The mayor announced that Angelo Santoro passed last week. Mr. Santoro had sponsored free public concerts at the armory for the last 10 years.

Annual Village-Wide Yard Sale was June 7-8.

The Fun Fair Committee is working soliciting contributions from the public and local businesses to fund this year's Fun Fair which is scheduled for Saturday, September 13. The time has been extended and the vendors will be permitted to be open until 11:00 pm.

Clermont County Historical Society

We have previously made annual donations of \$100 to the Historical Society. The mayor asked Council for a Motion to approve a \$100 donation.

Mr. Staton made a **Motion** to approve a \$100 donation to the Clermont County Historical Society, seconded by Mr. Pryor.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Pryor, yes, Mr. Staton, yes **Motion** passed 5-0

Sgt. Christopher Warner served as Acting Chief of Police since August of last year. In January Council approved a one-time payment of \$3,000 to Officer Warner as reward for the 6 months of extra service to the Village. He continued serving in that capacity for another 3 months until Chief Williams began serving on April 1st. The mayor recommends awarding Officer Warner a second one-time Bonus payment of \$1,500 to reward him for additional 3 months of extra service to the Village.

Mr. Pryor stated that the extra work performed by Sgt. Warner deserved more than \$1,500, and he recommend that Council approve a one-time payment of \$3,000.

Ms. Cole made a **Motion** to approve a one-time bonus payment of \$3,000 to Officer Christopher Warner in recognition of his extra service to the Village; seconded by Mr. Gipson

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Pryor, yes, Mr. Staton, yes **Motion** passed 5-0

Fiscal Officer: John Waite

The Fiscal Officer's report on May activity has been submitted to Council.

Legislation

Adopt 2026 Tax Budget

Resolution 378-25— Adopt 2026 Tax Budget 3rd Reading

Section 5705.28 of the Ohio Revised Code requires the taxing authority of each subdivision to adopt a tax budget for the next succeeding fiscal year on or before the 15th day of July each year, and Section 5705.30 of the Ohio Revised Code requires that this tax budget be submitted to the County Auditor on or before the 20th day of July each year.

The Fiscal Officer asked Council for a **Motion** to adopt **Resolution 378-25**.

Ms. Cole made a **Motion** to approve to adopt **Resolution 378-25**: by seconded by Mr. Gipson

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Pryor, yes, Mr. Staton, no **Motion** passed 4-1

Appropriations Amendment

Ordinance 1547-25— 1st reading

To increase appropriations to allow for mid-year adjustments reflecting revised estimates of various 2025 expenses.

The Fiscal Officer asked Council for a **Motion** to declare an emergency and waive the 3 readings.

Mr. Gipson made a **Motion** to approve to declare an emergency and waive the 3 readings: seconded by Mr. Pryor.

Mr. Staton asked for discussion prior to voting. He asked what expense wouldn't be able to be paid unless we waived the 3 readings. An emergency declaration requires a higher standard than just convenience.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Pryor, yes, Mr. Staton, no 4-1 Vote.

The Motion failed to receive the 5 votes necessary for an emergency. Therefore, this is just the 1st reading of **Ordinance 1547-25**.

Committee Meetings / Reports

Tuesday, June 17 @ 7:00 pm	Planning & Zoning Commission Meeting	Cancelled
Monday, June 23 @ 7:00 pm	2 nd May Regular Council Meeting	Cancelled
Thursday, June 26 @ 6:00 pm	Finance Committee	Cancelled
Wednesday, July 2 @ 6:00 pm	Cemetery	
Monday, July 14 @ 7:00pm	July Regular Council Meeting	
Tuesday, July 15 @ 7:00 pm	Planning & Zoning Commission Meeting	

New Business, Questions, and Comments from Council

Mr. Thebout We have a 6-month contract with O'Keeffe to provide public relations services to the Village. Either party can cancel with a 60-day notice. Council was informed of the contract but didn't specifically vote on the contract. It is costing us a lot of money and I want to know what have they done for us to justify the cost? He would like a monthly report.

Mayor Runck We have had two zoom calls with them and I will review them with you.

Mr. Gipson The Village doesn't have a communication director. It would cost the Village more to hire a dedicated P.R. employee than to hire a P.R. firm that has better skill sets.

Mr. Staton Village typically spend 10% of their revenue on communication. With a contract, you can terminate a contract easier than firing an employee.

Mr. Pryor Residents I have talked to don't have any complaints about what we are doing. Their complaint is a lack of communication about what we are doing and why we are doing it.

Adjournment:

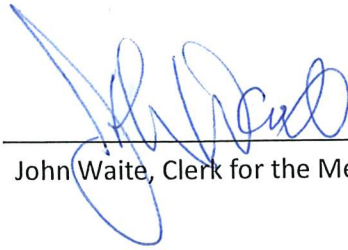
Mr. Thebout made a **Motion** to adjourn, seconded by Mr. Pryor
The meeting adjourned at 8:10 pm.

Motion passed 5-0

ATTEST:



C. Scott Runck, Mayor



John Waite, Clerk for the Meeting



VILLAGE OF BATAVIA

65 N. SECOND STREET, BATAVIA, OHIO 45103

PHONE: 513-732-2020

Understanding the Village's Development, Annexation Efforts, and School District Partnership

Tonight, we want to provide clarity and context regarding ongoing discussions with the Batavia Local School District. The Village has remained silent about the details of the negotiation out of respect for the village and school with the hope of reaching a collaborative resolution. We're now pleased to advise that the School Board shared a document detailing its expectations for partnering with the Village on future residential development.

After due consideration, the Village communicated that each condition requested by the school district within its proposal had been agreed to and, at this time, the Village is awaiting confirmation from the district that an agreement has been reached. We have been informed that the school board will consider our response to its offer at its meeting on Monday, July 28, 2025.

However, as misinformation continues to circulate, we also believe it's important to share the facts directly with you—our residents. What follows is a straightforward explanation of how and why the Village took certain steps, the outcomes of those actions, and where things currently stand. Some events began with the previous administration while some with the current. Our goal is not to place blame, but to be transparent, honest, and factual with our community. With that in mind, we'd like to walk you through the full picture.

As a Historical point, prior to 2010, the County and School relocated hundreds of jobs for staff and employees out of the Village through the removal of offices, schools, and facilities. These removals were undertaken without any request for input from the Village and significantly impacted the financial stability of the Village as a whole. As a direct result of these actions, the Village and its residents suffered a period of economic decline. Not only had the number of employees based within the Village been reduced, but the businesses located in the downtown business district suffered from the dramatic decrease in daytime retail/restaurant/business customers. This loss of employees and customers made it necessary for the village to reduce public services and limited the ability for the village to provide improvements in the quality of life for our residents. In direct response to a significant loss of revenue caused by these relocations the Village needed to take action.

Between 2010–2011, the village reached out to the township, school district and the county to propose a collaborative approach to shared growth and revenue. All entities declined to participate at that time. Thereafter, the Village made the County, and School aware that it would seek to annex the engineer's office, permit central, sheriff's office, and the Batavia School District's buildings to bring these jobs back into the Village. It was hoped that while this action would not replace the lost economic benefits of having people working in and near the downtown business district, it would work to restabilize the Village. Again, these entities declined to participate. The annexations worked. Revenue rebounded and began to grow. As a result of bringing these jobs back into Village, real and measurable benefits for the village community, including improved public services, and new economic development have taken place. It is important to note that this has taken place, without raising taxes. Some examples of the benefits are:

- o More officers and services in our police department
- o Which includes School resource officers serving the school district
- o Public works upgrades and beautification projects including street sweeping
- o The continuation and expansion of brush pick-up
- o Economic momentum: expanded businesses, like a forthcoming Casey's on West Main and other employers on Main Street – like Bulbs Deep and Queen City Tan, etc.

This is new, or returned, revenue, not new taxes—and it's attracting even more private investment. With financial stability regained, the future began to brighten, and the Village became a place in which development and growth was again possible. Developers approached the Village with annexation projects like Streamside and Harvest Meadows, supported by the idea of a Community Reinvestment Area, or CRA. A CRA has long been a tool provided to local communities by the State Legislature in 1977 and revised in 1994. Through a Community Reinvestment Area, a Village and community benefits by increasing the tax base, thereby creating funds for improved services, support for infrastructure and shared services, attracting businesses, and overall encouraging reinvestment in the community. With these developments, **there was no intergovernmental agreement** between the Village and the schools based on the historical positions. These two above-mentioned communities have been a success. They showed that there remains a vibrant future within the Village and that the prudent use of a CRA can help our community grow.

Following this, in 2024, the Village successfully landed a \$100M investment, adding 500+ housing units while revitalizing a historically failed development site on Haskell Lane. Many may remember prior plans to have a private baseball stadium on the site, or to have the site be the home of a soccer league. Neither were successful. This development will bring more life to our downtown area by bringing back many of the day-to-day foot traffic lost when the County and School removed the jobs from the

heart of the Village. We now have been approached by the schools looking to participate in future residential developments. We welcome their involvement and have expressed that the Village remains open to working with them. To this end, the Village has now agreed to every condition requested by the school district. We communicated our agreement within the said stated 10-day period and wherever possible incorporated the school board's own language to show the school district that the village is prepared to partner.

In closing, the Village of Batavia has taken careful steps to stabilize our finances, invest in public services, and plan for long-term growth. We have extended multiple offers to partner with the school district and remain hopeful that the parties can move forward to a bright future. We understand that growth brings questions, and that change can sometimes lead to uncertainty. But the facts remain clear: our efforts in the past as well as ongoing efforts have strengthened the Village, improved services for residents, and laid the foundation for continued investment and opportunity—ALL without placing additional tax burdens on our citizens. Thank you for your time, your trust, and your commitment to the future of the Village of Batavia. Any questions from council?



C. Scott Runck

Mayor

Office: 513-732-2020

FAX: 513-732-0321

VILLAGE OF BATAVIA

65 N. SECOND STREET, BATAVIA, OHIO 45103

Batavia Village Council

Minutes of Meeting

Monday, August 11, 2025

The Batavia Village Council met in regular session on Monday, August 11, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00.

Roll Call of Members Present:

Mr. Gipson, Ms. Cole, Mr. Thebout, Mr. Staton, Mr. Stewart, Mr. Meyer, Mr. Staton

Village Officials Attending the Meeting: Mayor Runck, Administrator Geis, Solicitor Moore, Chief Williams

Others Attending the Meeting: Bill Albright, Kathi Brinegar, Madelynn Cramer, Randy Dorsey, Paul Dalton, Lana Fritsch, Joe Fisher, Chuck Gallagher, Lorie Garrett, Walt Garrett, Michael Gardner, John Hasper, Jamie Kinner, Michael Kinner, Jo Ann Martino, Mary Moore, Stacey Patel, Karen Swartz, Tom Smith, Brian Wandstrat, Lauri Zagar

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 of the meeting.

Approval of Financial Reports:

A **Motion** was made to approve the July Bank Statements and Cash Journal by Mr. Meyer; seconded by Mr. Thebout. The **Motion** passed 6-0

Approval of Minutes:

A **Motion** was made to approve the minutes of July 28, 2025 Regular Council Meeting by Mr. Gipson; seconded by Ms. Cole The **Motion** passed 5-0-1, with Mr. Stewart abstaining

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Chuck Gallagher, Clermont County Airport – Mr. Gallagher referred Council to the recent Clermont County Housing Study. We don't need to be giving away housing.

Joe Fisher, Batavia Township – Mr. Fisher disagreed with a statement in the Village of Batavia's "Statement" that said that the Batavia School Board isn't working in the best interests of the students. He also stated that the item in tonight's agenda for Zoning Commissioner Stewart that "Every motion (at the Clermont County Tax Incentive Review Committee) to approve and continue each of the active tax abatement incentive programs in Clermont County passed unanimously" was a deceptive statement.

Bill Albright, Batavia Township – Mr. Albright criticized various members of Council. None of the three replacement council members has spoken up to support the school.

Brian Wandstrat, Batavia Township – The Village of Batavia hasn't supplied the facts and figures of what they say they have offered the school in the proposed agreement with the school. Why does the school have to agree? Residents of Batavia Township are happy with the services being provided by the Township and don't see any advantage to being in the Village.

Police Department: Chief Eric Williams

Report on April police activity:

268 calls for service

28 public records requests

8 Arrests

111 traffic stops

41 citations issued

10 written warnings

6 offence reports

42 incident reports

The police department is promoting Police Night Out which will be October 11th

Legislation

Resolution 364-24 established the rates the Village pays police officers for extra-duty details and sets the reimbursement rate the Village charges the third parties for the extra-duty details.

The police extra duty rate is being changed to \$50.

Amend Police Officer Extra Duty Pay Rates and Procedures and Revoke Resolution 364-24.

Resolution 379-25

1st Reading Declare an emergency and waive the three reading

A **Motion** was made to declare an emergency and waive the three reading: by Mr. Thebout; seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes,
Mr. Meyer, yes, Mr. Staton, no **Motion** passed 5-1

A **Motion** was made to adopt **Resolution 379-25** by Mr. Thebout; seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes,
Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

Resolution 379-25 Adopted

Village Solicitor: Christopher Moore

Last month Mr. Moore worked zoning enforcement, personnel issues, Flock camera issues, and prosecuted cases in Municipal Court. The Kinner property was inspected. It was cleaned up and the case is being dismissed. He also attended a public records class.

Executive Session

Mr. Moore informed Council that he would like to have a **Motion** to adjourn to Executive Session to consider economic development of property pursuant to O.R.C. 121.22(G)(8)

Executive Session

A **Motion** was made to adjourn to Executive Session to consider economic development of property pursuant to O.R.C. 121.22(G)(8), by Mr. Meyer; seconded by Ms. Cole

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council adjourned at 7:27pm

A **Motion** was made to return from Executive Session, by: Mr. Thebout, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council returned at 7:58pm

No further action was taken regarding this matter at this time.

Mr. Moore informed Council that he would like to have a **Motion** to adjourn to Executive Session to consider the status of the pending lawsuit pursuant to O.R.C. 121.22(G)(3)

Executive Session

A **Motion** was made to adjourn to Executive Session to update the status of the pending lawsuit pursuant to O.R.C. 121.22(G)(3), by Mr. Thebout; seconded by Ms. Cole

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council adjourned at 8:01pm

A **Motion** was made to return from Executive Session, by: Ms. Cole, seconded by: Mr. Staton.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council returned at 8:15pm

No further action was taken regarding this matter at this time.

Mr. Moore told Council that he had been directed by a former Council member to review an Ordinance regarding decorum at public meetings. If Council adopted such an Ordinance it could apply to Council members as well to the audience. Mr. Moore asked Council if they want him to continue with the project. Council decided to not pursue the matter.

Village Administrator: Ken Geis

General:

Video

The video equipment worked well for the first meeting in July. The second meeting had some audio and video difficulties. Chip is tasked with working through this process. The videos are available online.

Flock Cameras (License Plate Readers)

I executed the contract for the FLOCK cameras. Hopefully, we will get them installed before the end of summer.

New Sign

I am working with Nick Ruebel to allow a Billboard sign to be placed on his property. The parcel will be owned by the Village and the CIC shall lease the site to Mr. Ruebel under a Master Lease that he will be responsible for all costs including insurance, taxes, maintenance, fees and everything else. This will be in exchange for the Village to be able to advertise on the sign without cost for a set number of minutes a month.

The sign will be along S.R. 32 located on a parcel of land that is being replatted so that it can be owned by the Village CIC. The property will then be leased back to Nick Ruebel.

River Pointe Apartments

The Developer had a wonderful Groundbreaking ceremony. The County and Representative Bird failed to show. Thanks for all that helped and attended.

Fiscal Officer

The Mayor, Mr. Staton and I interviewed candidates for the position of Fiscal Officer because of Mr. Waite's retirement in December. The mayor shall have a candidate to recommend for the position. The police department is doing background checks on the candidates.

Anthem BCBS Health Insurance Renewal

The Village Anthem Renewal was renegotiated by Mr. Waite down to a 2.5% increase from 5.6%.

Donation Request

A group that made a presentation at the last meeting regarding the "Street Murals" is requesting that the Village donate to help defray some costs. The purpose is to celebrate next year's 250th anniversary of the United States. They don't yet have a cost estimate. The Clermont County Convention & Visitor Bureau indicated that they would make a contribution if the Village spearheaded the project.

Mr. Staton suggested that when the group has a design proposal and cost estimates, they should present the information to the Business Committee for review and the Committee should then make a recommendation to the full Council.

Public Works

ODOT (Herold Road)

We are moving forward with a temporary fix to SR# 32 and Herold Rd. The modifications will be like the final improvement. The temporary fix will begin this year with delineator sticks put in the pavement. The permanent fix isn't scheduled to begin until 2027.

Duke Street Lights

Wayne and I are working with Duke to inventory streetlights and to work to change all the "heads" over to LED.

Employee Resignation

A street department employee resigned and Wayne is working to fill the vacant position.

Zoning Administrator Chip Stewart Mr. Geis presented Mr Stewart's report

Zoning Permits:

2025 to Date

Total for all Zoning Permits Y-T-D

154

Streamside

new home permits

3 All lots in Phases 1-3 are sold out.
Phase 4 is in process.

Harvest Meadows

new home permits

63

Total 2025 new home permits

66

Zoning Violations:

working violations in progress

9

violations in court process

4

Verizon Cell Towers: The final tower should be up in August.

Zoning Cases: 1 public hearing scheduled for August 19 meeting

Bauman Lane/Taylor Road Development – The Final Development Plan for 71 acres of the original BRMI property.

Tax Incentive Review Council (TIRC) Meeting:

I attended the county-wide TIRC meeting on Wed August 6th.

This meeting reviewed **all active tax abatement incentive programs in Clermont County**

16 Enterprise Zone Agreements (EZ's),

101 Tax Increment Financing Districts (TIF's) and

11 Community Reinvestment Areas (CRA's)

Every motion to approve and continue each of the active tax abatement incentive programs in Clermont County passed unanimously!

Mayor Scott Runck

The Fun Fair Committee is working on soliciting contributions from the public and local businesses to fund this year's Fun Fair. The Fun Fair is scheduled for Saturday, September 13. Last year's signs have been updated with this year's date.

Fiscal Officer: John Waite

The Fiscal Officer's report on July activity has been submitted to Council.

Renewal of Anthem Health Insurance

The Village Anthem Renewal was renegotiated down to a 2.5% increase from a proposed 5.6% increase. Mr. Waite asked Council to approve the renewal of Anthem Health Insurance

A **Motion** was made to approve the renewal of Anthem Health Insurance for the fiscal year beginning September 1 with a 2.5% premium increase by Mr. Meyer; seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes,
Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

Legislation

An Ordinance amending Public Records Policy for the Village of Batavia in accordance with House Bill 315 and Ohio Revised Code § 149.43(B)(1).

Ordinance 1549-25 3rd Reading

A **Motion** was made to adopt **Ordinance 1549-25** by Mr. Thebout, seconded by: Mr. Meyer

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes,
Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0
Ordinance 1549-25 Adopted

An Ordinance amending Ordinance 1263-12 Section 2 – Amending the Spending Authorization Limits for the Village Administrator and Mayor

Ordinance 1550-25

1st Reading

Appropriations Amendment to provide funds for hiring replacement Fiscal Officer

Ordinance 1551-25

1st Reading

Committee Meetings / Reports

Tuesday, August 19 @ 7:00 pm	Next Planning & Zoning Commission Meeting
Monday, August 25 @ 7:00 pm	2 nd August Regular Council Meeting
Thursday, August 28 @ 6:00 pm	Next Finance Committee Meeting
Monday, September 8 @ 7:00pm	September Regular Council Meeting
To be determined, mid-September	Business Committee Meeting

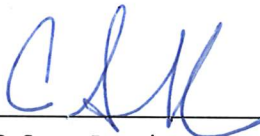
New Business, Questions, and Comments from Council

Mr. Meyer reminded Council that at the last Council Meeting there was a proposal to hire a Media Relations Person. He asked if there was any progress on the matter. It was suggested that it be a topic at the Finance Committee Meeting to determine whether we have the funds to make the hire.

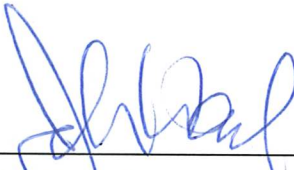
Adjournment:

Mr. Thebout made a **Motion** to adjourn, seconded by Mr. Stewart **Motion** passed 6-0
The meeting adjourned at 8:45 pm.

ATTEST:



C. Scott Runck, Mayor



Chip Stewart, Clerk for the Meeting


Batavia Village Council
Minutes of Meeting
Monday, September 8, 2025

The Batavia Village Council met in regular session on Monday, September 8, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00.

Roll Call of Members Present:

Mr. Gipson, Ms. Cole, Mr. Thebout, Mr. Staton, Mr. B. Stewart, Mr. Meyer, Mr. Staton

Village Officials Attending the Meeting: Mayor Runck, Administrator Geis, Solicitor Moore, Fiscal Officer Waite, Zoning Commissioner C. Stewart, Chief Williams, Public Works Superintendent Smith, Officer McKinney

Others Attending the Meeting: Bill Albright, Victor Billingsley, Kathi Brinegar, Charles Cole, Randy Dorsey, Lana Fritsch, Joe Fisher, Chuck Gallagher, Michael Gardner, Barb Haglage, Jeni Howard, Jamie Kinner, Michael Kinner, Jo Ann Martino, Jeralyn Meranda, Ray Neiser, Mary Moore, Kim Parsons, Rex Parsons, Stacey Patel, Randy Perry, Walter Potter, Colleen Price, Ronald Rogers, unknown Waddle, Brian Wandstrat, Lauri Zagar

Approval of Financial Reports:

A **Motion** was made to approve the August Bank Statements and Cash Journal by Mr. Thebout; seconded by Mr. Gipson. The **Motion** passed 6-0

Approval of Minutes:

A **Motion** was made to approve the minutes of August 11, 2025 Regular Council Meeting by Mr. Meyer; seconded by Mr. Gipson. The **Motion** passed 6-0

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 of the meeting.

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Joe Fisher, Batavia Township – Mr. Fisher complained that the Village hasn't offered to provide the fire department with funding for the new developments. He suggested that CJFED should remove the Village from fire coverage.

Chuck Gallagher, Clermont County Airport – Mr. Gallagher disputed the zoning approval for the 26-acre industrial area by Ordinance 1534-24 and the Planning Commission's approval of the Sugar Ridge residential property at their August meeting.

Bill Albright, Batavia Township – Mr. Albright stated that the \$23 million that the Village offered the Batavia Schools for the Sugar Ridge development doesn't cover the cost of the students from the Streamside development or the Harvest Meadows development.

Charles Cole, Batavia Township – Mr. Cole didn't understand the determination that the 2-1-1 vote on the zoning change for Sugar Ridge at the August 19 Planning Commission went from failed to passed. The new development will stretch the school and fire department's finances.

Ray Neiser, Batavia Township – The purpose of zoning is to make sure that a development is appropriate for the neighborhood. Why can't the zoning officials get real input from the township neighbors?

Brian Wandstrat, Batavia Township – The new member of the Planning Commission, Justin Edwards, should have been knowledgeable about the issues rather than voting to abstain.

Jeralyn Meranda, Batavia Township – We don't receive any information from the Village as to why it wants to expand. The Village doesn't seem to have concern about the Village's effect on the Township.

Walter Potter, Kilgore Street, Village of Batavia – Mr. Potter is concerned about the speed of cars coming down Old S.R. 32 and their failure to make the sharp turn onto Fifth Street resulting in crashes into the guard rail.

Ron Rogers, Kilgore Street, Village of Batavia – Mr. Rogers is also concerned about the speed of cars coming down Old S.R. 32 and their failure to make the sharp turn onto Fifth Street resulting in crashes into the guard rail.

Proclamation

The mayor issued a Proclamation celebrating September 7-13, 2025, as National Assisted Living Week. Lisa Dario of Provision Living at West Clermont will be accepting the proclamation.

The theme for this year's observance is "Ageless Adventure". Established by the National Center for Assisted Living (NCAL), this week offers a chance to celebrate residents, their families, and the staff in assisted living communities across the country.

Police Department: Chief Eric Williams

Report on August police activity:

320 calls for service

16 public records requests

8 Arrests

89 traffic stops

28 citations issued

64 written warnings

8 offence reports

27 incident reports

The police department is promoting Police Night Out which will be October 11th. The police department is continuing to reach out to businesses for sponsorship

The Chief is asking Council to vote to approve removal of Officer McKinney from his 6-month probationary status effective October 11th.

A **Motion** was made to approve removal of Officer McKinney from his 6-month probationary status effective October 11th by Mr. Staton; seconded by Mr Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes,
Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

Village Solicitor: Christopher Moore

Last month Mr. Moore worked zoning enforcement and personnel issues. There are two active cases in court. A homeowner has placed a trailer in the yard and is renting it out.

Mr. Moore informed Council that he would like to have a **Motion** to adjourn to Executive Session to update the status of the pending lawsuit pursuant to O.R.C. 121.22(G)(3).

Executive Session

A **Motion** was made to adjourn to Executive Session to update the status of the pending lawsuit pursuant to O.R.C. 121.22(G)(3), by Mr. Staton; seconded by Ms. Cole

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer,
yes, Mr. Staton, yes **Motion** passed 6-0 Council adjourned at 7:50pm

A **Motion** was made to return from Executive Session, by: Mr. Thebout, seconded by: Mr. Staton.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr.
Gipson, yes, Mr. Staton, yes **Motion** passed 6-0 Council
returned at 8:12pm

No further action was taken regarding this matter at this time.

Village Administrator: Ken Geis

General:

Trunk or Treat

The Batavia Business Association is going to sponsor a "Trunk or Treat" event in the Village on Main Street on October 25 from 6:30 pm to 8:00 pm. The road will be closed, and people can park cars to give out candy as well as some of the Businesses. I have authorized a \$1,000 grant for this inaugural year.

Fiscal Officer

We are re-advertising for the position of Fiscal Officer. The preferred candidate accepted a position with another employer.

CRA

I am recommending that we remove 5 large parcels (2 owned by Bunnel Hill; 2 owned by J3 Development and one owned by Grammas) as well as some 50+/- parcels.

I believe that waiting until a development occurs is more prudent to determine what and if an incentive is warranted. If the Village does not remove these parcels from the existing CRA, the property owners have a vested right in obtaining a tax abatement for up to 15 years for residential property without negotiation or consideration from the Village.

In essence, if the school district would change direction and request some consideration for future PILOT(s) or some other reimbursement, the Village would be without a specific "related" revenue stream to affect such a request (Without this modification).

I will also be proposing the creation of a new CRA for what has been described as Bauman property before the end of the year.

Batavia Township Natural Gas Aggregation Program

Batavia Township authorized an opt-out Natural Gas Aggregation Program in 2017. American Electric Power (AEP) and Batavia Township have sent out letters informing residents that the new rate for natural supply charges will be \$0.6499 per Ccf.

Public Works

ODOT (Herold Road)

We are moving forward with a temporary fix to SR# 32 and Herold Rd. The modifications will be like the final improvement. The Public Works Department hopes to have the work completed during the week of September 22.

Zoning Administrator Chip Stewart

Zoning Permits:

Total for all Zoning Permits Y-T-D

2025 to Date

186

Streamside

new home permits

3 All lots in Phases 1-3 are sold out.
Phase 4 is in process.

Harvest Meadows

new home permits

81

Total 2025 new home permits

84

Zoning Violations:

working violations in progress

8

violations in court process

2

Verizon Cell Towers: We are waiting on a response from Verizon regarding the status of the last tower.

Zoning Cases: none scheduled.

Clermont County Fiber Optics Project:

Clermont County is starting a dedicated fiber network project through the Port Authority to connect all the county facilities. All the right of way permits have been issued.

Mayor Scott Runck

The Village of Batavia's fall village-wide yard sale was Saturday & Sunday, September 5-6

The Fun Fair is on Saturday, September 13. The mayor thanked everyone on the committee for their hard work.

There will be a car show on Main Street on September 28.

Fiscal Officer: John Waite

The Fiscal Officer's report on August activity has been submitted to Council.

Street Department Wage Adjustment

At the August 28 Finance Committee meeting there was a discussion about the hourly wage differential between Police Officers and street department employees. The Committee members asked that the full council consider the matter.

Mr. Staton pointed out that the police department wage schedule is \$4.75 per hour higher than the street department wage schedule. He recommends that council remediate the differential by emergency legislation.

Mr. Meyer was more focused on the fact that the police department received a \$1.00 pay raise in March and the street department did not receive that raise. He suggested that council approve a \$1.00 pay raise for the street department by emergency legislation and that the wage differential be addressed as part of the proposed annual wage adjustment for all employees in January.

Council directed the Fiscal Officer to prepare Resolution 382-25 adjusting the street department wage schedule for review by council at the September 22 meeting.

Legislation

Amending 2025 Appropriations to provide funds for hiring a Fiscal Officer replacement.

Ordinance 1551-25 2nd Reading

Adopting Temporary Appropriations for 2026

Ordinance 1552-25 1st Reading

Resolution Approving Property Tax Rates and Amounts as Determined by the Clermont County Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor.

Resolution 380-25 1st Reading Declare an emergency and waive the three readings
Ohio Revised Code Section 5705.34 requires each taxing authority, by Ordinance or Resolution, to authorize the necessary tax levies and certify them to the County Auditor by October 1st.

A **Motion** was made to declare an emergency and waive the three readings: by Mr. Thebout, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

A **Motion** was made to adopt **Resolution 380-25** by Mr. Stewart, seconded by Mr. Thebout.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 **Resolution 380-25** Adopted

Amend the Village of Batavia's Community Reinvestment Area (CRA) to remove certain undeveloped parcels from the CRA

Resolution 381-25 1st Reading Declare an emergency and waive the three readings

A **Motion** was made to declare an emergency and waive the three readings: by Mr. Meyer, seconded by: Mr. Staton.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

A **Motion** was made to adopt **Resolution 381-25** by Mr. Meyer, seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 **Resolution 381-25** Adopted

Committee Meetings / Reports

Tuesday, September 16 @ 7:00 pm	Next Planning & Zoning Commission Meeting
Monday, September 22 @ 7:00 pm	2 nd September Regular Council Meeting
Monday, September 22 @ 7:00 pm	Village of Batavia C.I.C. Meeting
Thursday, September 25 @ 6:00 pm	Finance Committee
Tuesday, October 14 @ 7:00pm	October Regular Council Meeting Changed from Monday because October 13 is a Holiday
Monday, October 27 @ 7:00 pm	2 nd October Regular Council Meeting (IF NEEDED)

New Business, Questions, and Comments from Council

Mr. Meyer reviewed items that were discussed at the August 28 Finance Committee meeting.

Reviewed year to date general fund receipts and disbursements.

Reviewed debt schedule cash flow.

Discussed possible wage adjustments to the Street Department 2025 wage schedule.

Street Department plans a 2026 paving project with an estimated cost of \$200,000.

Street Department plans to add a 5th employee in 2026.

Street Department plans to buy a truck with an estimate cost of \$300,000. It hasn't been determined if the truck would be financed with debt or purchased outright.

The Police Department plans to replace a cruiser at an estimated cost of \$55,000.

Mr. Stewart told Council that he joined Council with the hope of being able to bridge the funding dispute with the school. He has not been able to accomplish that goal and therefore he chose not to run for re-election to Council.

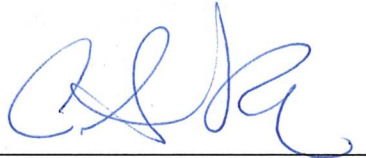
Adjournment:

Mr. Thebout made a **Motion** to adjourn, seconded by Mr. Stewart

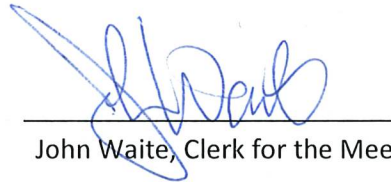
Motion passed 6-0

The meeting adjourned at 8:55 pm.

ATTEST:



C. Scott Runck, Mayor



John Waite, Clerk for the Meeting

Batavia Village Council
Minutes of Meeting
Monday, September 22, 2025

The Batavia Village Council met in regular session on Monday, September 22, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:10.

Roll Call of Members Present:

Mr. Gipson, Mr. Thebout, Mr. Staton, Mr. B. Stewart, Mr. Meyer, Mr. Staton Ms. Cole was absent

Village Officials Attending the Meeting: Mayor Runck, Administrator Geis, Fiscal Officer Waite, Chief Williams, Public Works Superintendent Smith

Others Attending the Meeting: Bill Albright, Victor Billingsley, Bill Condo, Randy Dorsey, Lana Fritsch, Joe Fisher, Michael Gardner, Jamie Kinner, Brittany Leigh, Michael Kinner, Colleen Price, Karen Swartz

Approval of Minutes:

A **Motion** was made to approve the minutes of September 8, 2025 Regular Council Meeting by Mr. Gipson; seconded by Mr. Meyer The **Motion** passed 5-0

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 of the meeting.

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Joe Fisher, Batavia Township – Mr. Fisher noted that when Mr. Runck was on the school board he voted in opposition to annexations by the Village. He also noted that before the Village annexed the Harvest Meadows property the minutes of a council meeting stated that it was the intent of the Village to fund the schools and the fire department.

He stated that it is ironic that at the Batavia CIC meeting that preceded this meeting the Village indicated its willingness to help fund a new library when the tax abatements reduce library funding.

Colleen Price – Ms. Price opposes high-density residential development next to the airport. She cited safety and health concerns. The development has received strong opposition.

Randy Dorsey, Village – Mr. Dorsey would like the meeting agenda to provide more details about items to be discussed so that residents can be better informed. He said that there isn't a clear process for entities who have had funding impacted by tax abatements to ask for reimbursement.

Mr. Meyer stated that there has to be an intergovernmental agreement in order to make payments. Batavia Schools refused to sign the intergovernmental agreement.

Bill Albright, Batavia Township – Mr. Albright noted that because Mr. Meyer lives in the Streamside subdivision, he only pays real estate tax on the value of his land whereas Mr. Albright’s real estate tax bill is twice as high. He complained that the Batavia CIC was able to make a \$200,000 interest-free loan to Bean and Brew but the Village seems to be unable to fund the schools.

Village Administrator: Ken Geis

General:

Batavia CIC Meeting

There is a Batavia CIC Meeting to approve a \$50,000 grant to a company willing to relocate to Main Street, Batavia, and to certify the employment of at least 25 employees for 5 years.

Electric Vehicle Charging Station

The Ohio EPA has awarded the Village of Batavia a \$348,395 Grant to reimburse the Village for the electric vehicle charging station on Bauer Road. We are going to have to issue a \$348,395 check to pay for the construction and then submit a claim for the reimbursement.

A **Motion** was made to approve the issuance of a \$348,395 check to pay for the construction of the electronic vehicle charging station on Bauer Road with the understanding that the Village will be reimbursed by the Ohio EPA; by Mr. Staton, seconded by Mr. Meyer.

Vote by Roll: Mr. Gipson, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes,
Mr. Staton, yes **Motion passed 5-0**

Public Works

ODOT (Herold Road)

The Public Works Department completed the installation of a temporary fix to S.R. 32 and Herold Rd intersection. The modifications is like the final improvement. It allows a left turn from eastbound S.R. 32 to Herold Road.

Fiscal Officer: John Waite

The Fiscal Officer reported that the Christian Help Center notified the Village that they plan to offer free Thanksgiving meals to the community on the Sunday before Thanksgiving Day.

Legislation

An Ordinance amending Ordinance 1263-12 Section 2 – Setting the Spending Authorization Limits for the Village Administrator and Mayor.

Ordinance 1550-25 3rd Reading

A **Motion** was made to adopt **Ordinance 1550-25** by Mr. Staton, seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes
Motion passed 5-0 **Ordinance 1550-25 Adopted**

Amending 2025 Appropriations to provide funds for hiring a replacement for the Fiscal Officer

Ordinance 1551-25 3rd Reading

A **Motion** was made to adopt **Ordinance 1551-25** by Mr. Meyer, seconded by Mr. Stewart.

Vote by Roll: Mr. Gipson, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes

Motion passed 5-0

Ordinance 1551-25 Adopted

Adopting Temporary Appropriations for 2026

Ordinance 1552-25 2nd Reading

Year-End Wage Adjustment for Public Works Employees

Resolution 382-25 1st Reading Declare an emergency and waive the three readings

There was a big turnover of police officers this year. In July Council decided to increase police department wages in the hope that it would encourage the retention of police officers. Council did not adjust wages for the Public Works Department

At the September 8 Council Meeting, Council directed the Fiscal Officer to prepare Resolution 382-25 adjusting the public works department wage schedule for review by Council

Council discussed the wage adjustment and considered a \$1.00, a \$2.00 and a \$3.00 adjustment before settling on \$2.

A **Motion** was made to declare an emergency and waive the three readings: by Mr. Thebout, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes

Motion passed 5-0

A **Motion** was made to adopt **Resolution 382-25** by Mr. Thebout, seconded by Mr. Staton.

Vote by Roll: Mr. Gipson, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes

Motion passed 5-0

Resolution 382-25 Adopted

Committee Meetings / Reports

Thursday, September 25 @ 4:00 pm

Next Finance Committee Meeting

Tuesday, October 14 @ 7:00pm

October Regular Council Meeting

Changed from Monday because October 13 is a Holiday

Tuesday, October 21 @ 7:00 pm

Next Planning & Zoning Commission Meeting

Thursday, October 23 @ 6:00 pm

Finance Committee

Monday, October 27 @ 7:00 pm

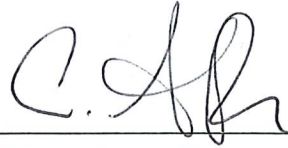
2nd October Regular Council Meeting (IF NEEDED)

Adjournment:

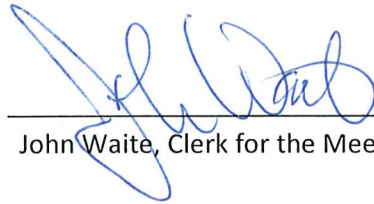
Mr. Stewart made a **Motion** to adjourn, seconded by Mr. Thebout
The meeting adjourned at 7:48 pm.

Motion passed 5-0

ATTEST:



C. Scott Runck, Mayor



John Waite, Clerk for the Meeting

Batavia Village Council
Minutes of Meeting
Monday, October 14, 2025

The Batavia Village Council met in regular session on Tuesday, October 14, 2025, with Vice-Mayor Gipson presiding. Mayor Runck was absent. Vice-Mayor Gipson called the meeting to order at 7:00.

Roll Call of Members Present:

Mr. Gipson, Ms. Cole, Mr. Thebout, Mr. B. Stewart, Mr. Meyer, Mr. Staton

Village Officials Attending the Meeting: Vice-Mayor Gipson, Administrator Geis, Solicitor Moore, Fiscal Officer Waite, Zoning Commissioner C. Stewart, Chief Williams, Public Works Superintendent Smith

Others Attending the Meeting: Bill Albright, Victor Billingsley, Kathleen Brinegar, Adam Craver, Sharon Craver, Randy Dorsey, Lana Fritsch, Joe Fisher, Stephen Fry, Chuck Gallagher, Michael Gardner, Barb Haglage, Dan Haglage, Michael Kinner, Jo Ann Martino, Tina Mason, Denny Moell, Colleen Price, Schubert (2), Jamie Short, Roy Short, Jared S____, Tom Smith, Karen Swartz, Lauri Zagar

Approval of Financial Reports:

A **Motion** was made to approve the September Bank Statements and Cash Journal by Mr. Meyer; seconded by Mr. Thebout. The **Motion** passed 6-0

Approval of Minutes:

A **Motion** was made to approve the minutes of September 22, 2025 Regular Council Meeting by Mr. Thebout; seconded by Mr. Gipson. The **Motion** passed 5-0-1, with Ms. Cole abstaining

Chief Roy Short, Central Joint Fire EMS District:

Chief Short made a presentation asking for support for the CJFEMS 4.9 mil levy on the November ballot.

Denny Moell, Associate Director, Clermont County Mental Health and Recovery Board:

Mr. Moell made a presentation asking for support for the renewal of the Mental Health 0.8 mil levy and an increase 0.2 mil levy on the November ballot.

Reminder to Audience Regarding Questions or Comments:

The vice-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 of the meeting.

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Joe Fisher, Batavia Township – Mr. Fisher noted that the fire department has an operating levy on the November ballot. The fire department is worthy of a levy. The Sugar Ridge Development will have diverted \$9.1 million from the fire department at full buildout.

He noted that the funds diverted from real estate tax by the TIFs in Batavia Township were used to pay for the improvement of S.R. 32. The developer did not receive compensation from the TIFs.

Chuck Gallagher, Clermont County Airport – Mr. Gallagher noted that the Village was having a first reading tonight approving a new CRA. The agenda did not specify the parcels to be in the new CRA. He wants more information about the new CRA.

Colleen Price, Batavia Township – Ms. Price is concerned about the Sugar Ridge Development's location next to the airport. There are health concerns for residents living close to the airport.

Bill Albright, Batavia Township – Mr. Albright stated that tax abatements take money from all community services.

Executive Session

Mr. Moore informed Council that he would like to have a **Motion** to adjourn to Executive Session to update the status of the pending lawsuit pursuant to O.R.C. 121.22(G)(3).

A **Motion** was made to adjourn to Executive Session to update the status of the pending lawsuit pursuant to O.R.C. 121.22(G)(3), by Mr. Meyer; seconded by Mr. Stewart.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council adjourned at 7:34pm

A **Motion** was made to return from Executive Session, by: Mr. Meyer, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council returned at 8:16pm

No further action was taken regarding this matter at this time.

Police Department: Chief Eric Williams

Report on September police activity:

275 calls for service

48 public records requests

8 Arrests

89 traffic stops

22 citations issued

64 written warnings

8 offence reports

27 incident reports

The Police Night Out was held on Saturday, October 11th.

Sergeant Warner and all the officers put in a lot of work to make it a success.

The police department thanks all of the businesses who sponsored the event.

The Batavia Fun Fair held on September 13th was a success.

There were no police contacts during the event. We would like to thank all of the event organizers for their help making the event safe and fun for all that attended.

The Downtown Showdown car show held on September 28th was also a success.

There were no police contacts and there was a great turn out.

The police department would like to congratulate Ricky McAdams for reaching the level of Professional School Resource Officer through completion of the State SRO program

Village Solicitor: Christopher Moore

Last month Mr. Moore worked zoning enforcement, contractual matters and personnel issues.

The CRT Electronics nuisance case was scheduled for a September 9 court hearing but Jeff Bach asked the court for a delay so he could obtain legal counsel. The hearing was postponed until September 25 and then again until October 24.

Village Administrator: Ken Geis

General:

Fiscal Officer

The Mayor and Mr. Staton interviewed candidates for the Fiscal Officer position.

C.R.A.

The new CRA Map is on the website.

I will also have a new CRA for the Hayes Property at this meeting. It consists of the Hayes Development plus 5 parcels on Clark Street. The new CRA will allow counsel to negotiate an agreement with CJFED to provide them with revenue from the abated property.

Trunk or Treat

The Batavia Business Association was going to sponsor a "Trunk or Treat" event in the Village on Main Street on October 25 but the organizer has cancelled the event.

Cyber-Security Policy

We have created a Cyber-Security policy that is approved by the Solicitor.

Public Works

ODOT (Herold Road)

The Public Works Department completed the temporary improvement on S.R. 32 at Herold Road. The intersection seems to be functioning properly. There have been no crashes since the improvement. The Police have been notified to provide enforcement where warranted.

Zoning Administrator Chip Stewart

Zoning Permits:		<u>2025 Year to Date</u>
Total for all Zoning Permits Y-T-D		203
<i>Streamside</i>	new home permits	13
<i>Harvest Meadows</i>	new home permits	<u>83</u>
Total 2025 new home permits		96

Zoning Violations:

working violations in progress	10
violations in court process	4

Verizon Cell Towers: We are waiting on a response from Verizon regarding the status of the last tower. A truck was at the site today.

Zoning Cases: Cases scheduled for October 21 Planning Meeting

- Fraternal Order of Eagles sign variance
- Bunnel Hill Preliminary Development Plan

Mayor Scott Runck did not attend. Vice-Mayor Jason Gipson read the mayor's report

Halloween will be Friday, October 31 from 6 – 8.

The election will be Tuesday, November 4.

I would like to thank Dan Haglage for hosting "Meet the Candidates" on October 8.

Fiscal Officer: John Waite

The Fiscal Officer's report on September activity has been submitted to Council.

Employee Compensatory Time

The Village of Batavia has a policy that allows employees who have worked overtime to bank compensatory time instead of being paid for the overtime hours when earned. Paragraph 5.05 of our Personnel Policy sets a limit of 40 hours for compensatory hours.

I have been asked to see if Council will raise the limit for comp time from 40 hours to 80 hours.

A **Motion** was made to amend paragraph 5.05 of the Village Personnel Policy to raise the limit on the number of compensatory hours to 80 hours: by Mr. Stewart seconded by: Ms. Cole.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

Appro-Rx Pharmacy Claims Processing Agreement

Appro-Rx has asked the Village of Batavia to sign an annual renewal contract for Appro-Rx to process pharmacy claims for the Village of Batavia.

A **Motion** was made to authorize the Village of Batavia to sign the renewal contract with Appro-Rx: by Mr. Meyer, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

Legislation

Adopting Temporary Appropriations for 2026

Ordinance 1552-25 3rd Reading

A **Motion** was made to adopt **Ordinance 1552-25**: by Mr. Thebout, seconded by: Mr. Gipson

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

An Ordinance adjusting the wages for the Police Chief for 2026

Ordinance 1553-25 1st Reading

A Resolution adjusting the Police Officer's Wage Schedule for 2026

Resolution 383-25 1st Reading

A Resolution adjusting the Public Works Employees Wage Schedule for 2026

Resolution 384-25 1st Reading

A Resolution adjusting the wages for the Administrative Staff for 2026

Resolution 385-25 1st Reading

A Resolution adjusting the Geis Consulting Contract for Administrator Services for 2026

Resolution 386-25 1st Reading

Mr. Staton commented that he wants the mayor to be the one making the recommendation as to adjustment amount for Mr. Geis's contract for 2026.

A Resolution adopting Cybersecurity Program for the Village of Batavia

Resolution 387-25 1st Reading

A Resolution Establishing Community Reinvestment Area II

Resolution 388-25 1st Reading

The CRA II property consists of 5 parcels on Clark Street and the Hayes Development.

A Resolution Designating Peoples Bank and Fifth Third Banks as Depositories for Public Funds
Resolution 389-25 1st Reading

Committee Meetings / Reports

Tuesday, October 21 @ 7:00 pm	Next Planning & Zoning Commission Meeting
Thursday, October 23 @ 6:00 pm	Finance Committee
Monday, October 27 @ 7:00 pm	2 nd October Regular Council Meeting

New Business, Questions, and Comments from Council

Mr. Meyer reviewed items that were discussed at the September 25 Finance Committee meeting.

We reviewed total debt and debt schedule cash flow. Most of the debt is 0% debt through OPWC so there is no advantage to paying it off. The debt to revenue ratio is 15%, which is acceptable.

There are two debts with interest:

The 2013 Main Street Improvement bond that was refinanced in 2020

The Streamside Infrastructure bond that is paid for with property assessments.

Possible future debt:

2026 new street department equipment

2026 street paving project

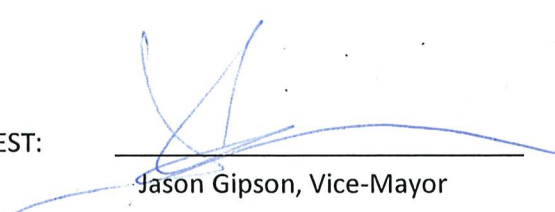
Adjournment:

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

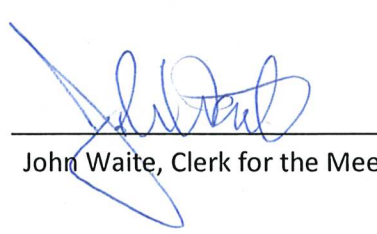
Motion passed 6-0

The meeting adjourned at 8:50pm.

ATTEST:



Jason Gipson, Vice-Mayor



John Waite, Clerk for the Meeting

Batavia Village Council
Minutes of Meeting
Monday, October 27, 2025

The Batavia Village Council met in regular session on Monday, October 27, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00.

Roll Call of Members Present:

Mr. Gipson, Mr. Thebout, Mr. B. Stewart, Mr. Meyer, Mr. Staton Ms. Cole was absent

Village Officials Attending the Meeting: Mayor Runck, Administrator Geis, Fiscal Officer Waite, Chief Williams, Zoning Administrator Stewart, Sgt. Warner

Others Attending the Meeting: Bill Albright, Bill Condo, Adam Craver, Sharon Craver, Randy Dorsey, Lana Fritsch, Joe Fisher, Chuck Gallagher, Michael Gardner, Edward Gates, Sandy Gates, Mindy Hatfield, Deb Howard, Jamie Kinner, Michael Kinner, JoAnn Martino, Ray Neiser, Kim Parsons, Rex Parsons, Colleen Price, Gretchen Russell, Justin Russell, Matt Smith, Sarah Smith, Karen Swartz, Brian Wandstrat, Lauri Zagar

Approval of Minutes:

A **Motion** was made to approve the minutes of October 14, 2025 Regular Council Meeting by Mr. Thebout; seconded by Mr. Gipson The **Motion** passed 5-0

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 of the meeting.

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Joe Fisher, Batavia Township – Mr. Fisher noted that he had been told that there was no pre-annexation agreement on the Bauman Land Taylor Road property. Yet the Village is now voting to approve CRA II providing tax abatements on that property. He also noted that both Mayor Runck and Councilmember Cole have missed the last 2 Fire Board meetings.

Chuck Gallagher, Batavia Township – Mr. Gallagher reported that he has received a copy of the CRA map. He wanted clarification that residents of Streamside make 3 tax payments and where the money goes.

Mr. Meyer responded that he makes 3 payments: real estate tax on the land that is paid to the Clermont County Treasurer, a capital improvements bond assessment that is paid to the Clermont County Treasurer, and a P.I.L.O.T. that is paid to the Village of Batavia on ½ of the abated real estate tax on the value of the structure.

Colleen Price – Ms. Price opposes high-density residential development next to the airport. She cited safety and health concerns. The township residents feel betrayed because the Village keeps ignoring them. Tax abatements on Village developments shift costs to the township.

Bill Albright, Batavia Township – Mr. Albright noted the mayor has been out of town and has missed some meetings. The Village's CRA's are screwing the fire department. There is a fire levy on the ballot.

Brian Wandstrat, Batavia Township – There is a lot of chatter on the internet regarding the Village's development. Chris Hicks posted that the "Clough Pike Crew" wouldn't be attending council meetings if the Village hadn't annexed property. He said that the "crew" is just people living near the Bauman Lane Taylor Road development who are concerned about high-density development. A post on Facebook stated that township residents hate the Village. We don't hate anyone. We are not against all development, just development incompatible with the neighborhood.

Randy Dorsey, Village – Mr. Dorsey stated that public officials need to be honest and do the right thing. He wanted to know who to address about an ethics violation?

Mr. Staton stated that he wasn't happy with the performance of the Fiscal Officer.

Mayor C. Scott Runck

Mayor Runck noted that the Village recently held a Police Night Out event that was very well received. He listed individuals and organizations that had contributed and participated and thanked them all.

Mr Meyer asked the mayor if he was aware that the police chief has inquired about hiring a part-time officer to fill in when officers were away at training. The Chief responded that he had raised the subject and that he believes it would be cheaper than paying overtime and employee benefits to current officers. The mayor suggested that the issue should be brought to the Safety Committee.

Zoning Commissioner: Chip Stewart

On October 21 the Planning and Zoning Commission approved the preliminary development plan for Bunnel Hill Development, a 130-unit residential development on Herold Road. There will be a public hearing on the development at the November 24 Council Meeting.

Solicitor – Christopher Moore

His office continues to prosecute cases for the Village. Recently we had a conviction of a person with a 12-point suspension on his driver's license who was stopped for going the wrong way on S.R. 32.

The nuisance case against CRT Electronics was held before Judge Brock. Jeff Bach has obtained a lawyer. The case is set for a report on December 2.

Mr. Moore requested that Council adjourn to Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee

Executive Session

A **Motion** was made to adjourn to Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee pursuant to O.R.C. 121.22(G)(1) was made by Mr. Meyer and seconded by Mr. Staton.

Vote by Roll: Mr. Gipson, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 5-0 Council adjourned at 7:40pm

A **Motion** was made to return from Executive Session, by: Mr. Thebout, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 5-0 Council adjourned at 8:10pm

No further action regarding this matter was taken at this time.

Fiscal Officer: John Waite

Legislation

An Ordinance adjusting the wages for the Police Chief for 2026
Ordinance 1553-25 2nd Reading

A Resolution adjusting the Police Officer's Wage Schedule for 2026
Resolution 383-25 2nd Reading

A Resolution adjusting the Public Works Employees Wage Schedule for 2026
Resolution 384-25 2nd Reading

A Resolution adjusting the wages for the Administrative Staff (Zoning and Clerk) for 2026
Resolution 385-25 2nd Reading

A Resolution adjusting the Geis Consulting Contract for Administrator Services for 2026
Resolution 386-25 1st Reading

A Resolution adopting Cybersecurity Program for the Village of Batavia
Resolution 387-25 2nd Reading

A Resolution Establishing Community Reinvestment Area II

Resolution 388-25

2nd Reading

A Resolution Designating Peoples Bank and Fifth Third Banks as Depositories for Public Funds

Resolution 389-25

2nd Reading

Committee Meetings / Reports

Monday, November 10 @ 7:00 pm

Next Regular Council Meeting

Tuesday, November 18 @ 7:00 pm

Next Planning & Zoning Commission Meeting

Thursday, November 20 @ 6:00 pm

Finance Committee

Changed from Thanksgiving Thursday Nov. 27

Monday, November 24 @ 7:00 pm

2nd October Regular Council Meeting

Public Hearing on Bunnel Hill Development

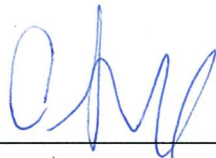
Adjournment:

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

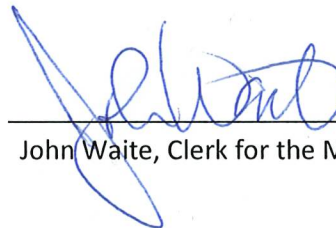
Motion passed 5-0

The meeting adjourned at 8:18 pm.

ATTEST:



C. Scott Runck, Mayor



John Waite, Clerk for the Meeting

Batavia Village Council
Minutes of Meeting
Monday, November 10, 2025

The Batavia Village Council met in regular session on Monday, November 10, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00.

The mayor recognized all the veterans in the room.

Roll Call of Members Present:

Mr. Gipson, Ms. Cole, Mr. Thebout, Mr. B. Stewart, Mr. Meyer, Mr. Staton

Village Officials Attending the Meeting: Mayor Runck, Administrator Geis, Solicitor Moore, Fiscal Officer Waite, Zoning Commissioner C. Stewart, Chief Williams

Others Attending the Meeting: Bill Albright, Randy Dorsey, Lana Fritsch, Joe Fisher, Chuck Gallagher, Michael Gardner, Ed Hemming, Shaun House, Jo Ann Martino, Jerilyn Meranda, Jared Sh_____, Tom Smith, Don Taylor, Monica Taylor, Lauri Zagar

Approval of Financial Reports:

A **Motion** was made to approve the October Bank Statements and Cash Journal by Mr. Meyer; seconded by Mr. Thebout. The **Motion** passed 6-0

Approval of Minutes:

A **Motion** was made to approve the minutes of October 27, 2025 Regular Council Meeting by Mr. Gipson; seconded by Mr. Thebout. The **Motion** passed 5-0-1, with Ms. Cole abstaining

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Michael Gardner – Mr. Gardner requested the current Council to not take any action on annexations, development or employment, except for the fiscal officer position. He stated that the newly elected council members are not against all growth, just against corrupt growth. The annexations on tonight's agenda will not generate any income tax. The tree service doesn't have any employees in the village.

Chuck Gallagher, Clermont County Airport – Mr. Gallagher noted that Beach's Tree Service is located directly across the street from the end of the airport's runway. There are safety concerns. FFA regulations trump all county, township and village zoning.

Joe Fisher, Batavia Township – Mr. Fisher asked why the annexation is an emergency. The property previously has lost 3 lawsuits regarding zoning. He noted that the fire levy failed and he blamed the failure on the village. The village takes more benefits than it is paying to the fire department.

Randy Dorsey – Mr. Dorsey is concerned about the annexation. He wanted to know if the village intends to annex the airport.

Bill Albright, Batavia Township – Mr. Albright stated that the annexation is being done for spite. Council needs to discuss the fire abatement in public not behind closed doors.

Brian Wandstrat, Batavia Township – Mr. Wandstrat stated that tonight's discussion about annexation is what we need. The property being annexed has lost 3 court cases. The village is not paying the fire department its fair share.

Police Department: Chief Williams

Report on October police activity:

291 calls for service

23 public records requests

2 Arrests

5 traffic stops

23 citations issued

51 written warnings

4 offence reports

14 incident reports

8 crash reports

SRO October Calls for Service: H.S. 53, M.S. 42, E.S. 10

The Police Night Out was held on Saturday, October 11th.

The event was an enormous success for the Police Department and the Village of Batavia. The event proved to be a wonderful opportunity to give back to the community we serve. There were no police issues during the event, and we look forward to next year's event. The police department would like to say thanks to all the village businesses and volunteers who took time to help make the event a success.

On October 23, the department participated in the Trunk or Treat put on by the Ohio State Police.

The event was well attended and served as another opportunity to give back to the community.

On Halloween, October 31, the Police Department set up in front of Village Hall for Trick or Treat. It was yet another opportunity to give back to the community while interacting with the children.

We gave out hot dogs, walking tacos and treats to everyone who visited. The event was sponsored by the Batavia Police Officers Association.

Contract for body-worn cameras and tasers

I would like Council's approval to renew our contract with Axon for body-worn cameras and/or tasers for 2026. Our current contract expires on January 1, 2026. Failure to renew the contract before expiration will cause us to lose access to our software used to maintain camera footage saved for evidence for current and new cases. In addition, by renewing the contract now we can take advantage of discounts currently being offered by Axon. The renewed contract would not go into effect until 2026.

A **Motion** was made to approve renewal of the contract with Axon for body-worn cameras and/or tasers for 2026, by: Mr. Gipson, seconded by: Mr. Thebout.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

Village Solicitor: Christopher Moore

Last month Mr. Moore worked on personnel matters regarding the fiscal officer replacement. He noted that the contract is an "at will" employment contract.

The CRT Electronics nuisance case is scheduled for a December 2nd court hearing. There were 18 vehicles parked on the property today, which is in excess of the amount allowed.

Another nuisance case has a court hearing on November 20th.

Mr. Moore informed Council that he would like to have a **Motion** to adjourn to Executive Session to consider a pending or imminent court action brought against the Village pursuant to O.R.C.

121.22(G)(3)

A **Motion** was made to adjourn to Executive Session to update the status of the pending lawsuit pursuant to O.R.C. 121.22(G)(3), by Mr. Meyer; seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council adjourned at 7:58pm

A **Motion** was made to return from Executive Session, by: Mr. Thebout, seconded by: Ms. Cole.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council returned at 8:38pm

No further action was taken regarding this matter at this time.

Village Administrator: Ken Geis

General:

Fiscal Officer

The mayor shall present a candidate for the Fiscal Officer position to be voted upon by Council.

C.R.A.

The new CRA Map is on the website.

The third reading was scheduled for this meeting however I am delaying this until I have more definition from the Fire Department regarding their interest in participating with the Village in a reimbursement program.

Christmas in the Village

The Tree lighting shall occur on Saturday December 6th this year. There will be hot dogs and drinks as well as other refreshments. Carriage rides will begin at 5 and the tree lighting is at 7.

Public Works

ODOT (Herold Road)

The Public Works Department completed the temporary improvement. The intersection seems to be functioning properly. The Police have been notified to provide enforcement where warranted.

Annexation:

There will be two Ordinances on the Agenda relating to two commercial/industrial properties on Taylor requesting annexation to the Village. There is no pre-annexation agreement and there are no discussions of specific improvements yet. However, the property owners are requesting consideration, based upon the services such as the police and public works departments that the Village offers. The Village agreed to pay the legal fees for the annexation. All real estate taxes must be current before we accept annexation.

Parcel ID: 012008E026

Owner: BEACHS TREES SELECTIVE HARVESTING LLC
Address: 4165 Taylor Rd.
Acres: 21.0340

Parcel ID: 012008E031

Owner: RUNWAY STORAGE LLC
Address: 4159 Taylor Rd.
Acres: 8.8510

Legislation

An Ordinance Approving the Services to be Provided to Annexed Territory

Ordinance 1554-25

1st Reading Declare an emergency and waive the three readings

A **Motion** was made to declare an emergency and waive the three readings: by Mr. Meyer, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, no **Motion** passed 5-1

A **Motion** was made to adopt **Ordinance 1554-25**: by Mr. Meyer, seconded by: Mr. Gipson

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, no **Motion** passed 5-1 **Ordinance 1554-25** adopted

An Ordinance Consenting to the Annexation of 29.884 Acres

Ordinance 1555-25

1st Reading Declare an emergency and waive the three readings

A **Motion** was made to declare an emergency and waive the three readings: by Mr. Gipson, seconded by: Ms. Cole.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, no **Motion** passed 5-1

A **Motion** was made to adopt **Ordinance 1555-25**: by Mr. Meyer seconded by: Mr. Thebout.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, no **Motion** passed 5-1 **Ordinance 1555-25** adopted

Zoning Administrator Chip Stewart

Zoning Permits:	<u>2025 Year to Date</u>
Total for all Zoning Permits Y-T-D	216
<i>Streamside</i> new home permits	16
<i>Harvest Meadows</i> new home permits	<u>91</u>
Total 2025 new home permits	107

Zoning Violations:

working violations in progress	10
violations in court process	4

Verizon Cell Towers: Verizon responded that there have been issues with the internet service provider with connectivity and hopes to have the site up by the end of the year.

Zoning Cases: Cases scheduled for upcoming Planning & Zoning Commission Meetings:
Nov. 24 Public Hearing with council for the Bunnel Hill preliminary concept plan
Dec. 16 Public Hearing for the Sugar Ridge final development plan

Mayor: Charles Scott Runk

Congratulations to the new council members who won election on November 4.

The Christian Help Center will be hosting a free Thanksgiving dinner on Sunday, November 23. 500 people have already signed up.

The Kiwanis Club is hosting the Veterans' Day Field of Honor.

The Village will host Christmas in the Village on Saturday, December 6.

Christmas in the Village events:

5:00pm Carriage rides begin
6:00pm Lighting of the Manger
7:00pm Christmas Tree Lighting

Appointment of Fiscal Officer and approval of employment contract

Legislation

A Resolution approving the Employment Contract with Justin Russell as Fiscal Officer

Resolution 390-25

1st Reading Declare an emergency and waive the three readings

Mr. Staton suggested that the new fiscal officer should visit other municipalities to discuss their best practices and to establish relationships with them.

A **Motion** was made to declare an emergency and waive the three readings: by Mr. Staton, seconded by: Mr. Meyer.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

A **Motion** was made to adopt **Resolution 390-25**: by Mr. Staton, seconded by: Mr. Meyer.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 **Resolution 390-25** adopted

Fiscal Officer: John Waite

The Fiscal Officer's report on October activity was submitted to Council.

Legislation

An Ordinance adjusting the wages for the Police Chief for 2026

Ordinance 1553-25 3rd Reading

A **Motion** was made to adopt **Ordinance 1553-25**: by Ms. Cole, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 **Ordinance 1553-25** adopted

A Resolution adjusting the Police Officer's Wage Schedule for 2026

Resolution 383-25 3rd Reading

A **Motion** was made to adopt **Resolution 383-25**: by Mr. Gipson, seconded by: Ms. Cole.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 **Resolution 383-25** adopted

A Resolution adjusting the Public Works Employees Wage Schedule for 2026

Resolution 384-25 3rd Reading

A **Motion** was made to adopt **Resolution 384-25**: by Mr. Thebout, seconded by: Ms. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer,
yes, Mr. Staton, yes **Motion** passed 6-0 **Resolution 384-25** adopted

A Resolution adjusting the wages for the Administrative Staff for 2026

Resolution 385-25 3rd Reading

Mr. Staton made a **Motion** to separate the wage adjustments for C. Stewart and K. Jaehnen into separate resolutions. For lack of a second to the motion, the motion to separate failed.

A **Motion** was made to adopt **Resolution 385-25** as presented: by Mr. Thebout, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer,
yes, Mr. Staton, abstain **Motion** passed 5-0-1 **Resolution 385-25** adopted

A Resolution adjusting the Geis Consulting Contract for Administrator Services for 2026

Resolution 386-25 2nd Reading

Mr. Staton made a **Motion** to table the 2nd reading until January, seconded by Mr. Meyer.

Vote by Roll: Mr. Gipson, no, Ms. Cole, no, Mr. Thebout, no, Mr. Stewart, no, Mr. Meyer,
yes, Mr. Staton, yes **Motion** to table failed 2-4

This is the 2nd reading of **Resolution 386-25**

A Resolution adopting Cybersecurity Program for the Village of Batavia

Resolution 387-25 3rd Reading

A **Motion** was made to adopt **Resolution 387-25**: by Mr. Thebout, seconded by: Ms. Cole.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer,
yes, Mr. Staton, yes **Motion** passed 6-0 **Resolution 387-25** adopted

A Resolution Designating Peoples Bank and Fifth Third Banks as Depositories for Public Funds

Resolution 389-25 3rd Reading

A **Motion** was made to adopt **Resolution 389-25**: by Mr. Gipson, seconded by: Mr. Thebout.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer,
yes, Mr. Staton, abstain **Motion** passed 5-0-1 **Resolution 389-25** adopted

New Business, Questions, and Comments from Council

Mr. Staton made a **Motion** to eliminate the 2nd Council Meetings for November and December, seconded by Mr. Stewart.

Vote by Roll: Mr. Gipson, no, Ms. Cole, no, Mr. Thebout, no, Mr. Stewart, no, Mr. Meyer, no, Mr. Staton, yes **Motion** to eliminate 2nd Council Meetings failed 1-5

Committee Meetings / Reports

Monday, November 17 @ 5:00 pm	Safety Committee
Tuesday, November 18 @ 7:00 pm	Next Planning & Zoning Commission Meeting
Thursday, November 20 @ 6:00 pm	Finance Committee
Monday, November 24 @ 7:00 pm	2 nd November Regular Council Meeting There will be a Public Hearing for Bunnel Hill Development

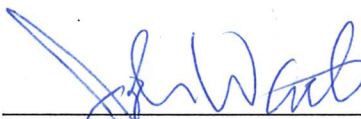
Adjournment:

Mr. Thebout made a **Motion** to adjourn, seconded by Mr. Stewart **Motion** passed 6-0
The meeting adjourned at 9:25 pm.

ATTEST:



Jason Gipson, Vice-Mayor
Charles Runk



John Waite, Clerk for the Meeting

Batavia Village Council

Minutes of Meeting

Monday, November 24, 2025

The Batavia Village Council met in regular session on Monday, November 24, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00.

Roll Call of Members Present:

Mr. Gipson, Ms. Cole, Mr. Thebout, Mr. B. Stewart, Mr. Meyer, Mr. Staton

Village Officials Attending the Meeting: Mayor Runck, Administrator Geis, Fiscal Officer Waite, Chief Williams, Zoning Administrator Stewart, Sgt. Warner, Public Works Superintendent Smith

Others Attending the Meeting: Bill Albright, Victor Billingsley, Katie Briley, Randy Dorsey, Joe Fisher, Chuck Gallagher, Michael Gardner, Britany Leigh, Keith Millard, JoAnn Martino, Ray Neiser, Rex Parsons, Colleen Price, Roy Short, Karen Swartz, Marla Taylor, John Del Verne, Roger Wells, Lauri Zagar

Approval of Minutes:

A **Motion** was made to approve the minutes of November 10, 2025 Regular Council Meeting by Mr. Thebout; seconded by Ms. Cole The **Motion** passed 6-0

Public Hearing on an application by Bayer Becker requesting approval of a preliminary development plan related to a proposed development on parcel 060229A004 zoned PUD on Herold Road.

Council adjourned to a Public Hearing at 7:02 pm.

Chip Steward read the Staff Report from the October 21 Planning Commission meeting where the Planning Commission reviewed the preliminary development plan for Bunnell Hill and recommended approval of the plan.

Mr. Meyer asked about the structure's setback from the road. The Bayer Becker engineer responded that the townhouses are 100 feet from the property line and the roadway is another 40 feet. He said that the side yard setback is 5 feet. The plan limits an individual or entity's ownership to no more than 3 houses. Mr. Meyer recommended that the limit be changed to no more than one unattached house and two attached houses.

Mr. Staton asked if the existing vegetation would be removed. He was told that some of the vegetation and trees may be removed but most of the existing trees were at the north end of the property and would remain. Mr. Staton asked if this development will provide affordable housing. He was told that the houses are affordable for working families. These are entry-level houses. The low end is \$200,000 - \$250,000. There may be some in the \$190,000 range.

Public Comments, Questions and Discussion of the request for approval

Bill Albright, Batavia Township – Mr. Albright said that the Village has enough houses. The Village is against tiny houses. The Village is against tax abatements.

Joe Fisher, Batavia Township – Mr. Fisher asked, “How wide are the streets? The streets in Harvest Meadows are too narrow.” He was told that the streets will be 28’ wide. The streets in Harvest Meadows are 24’ wide.

Adjournment from Public Hearing

Motion to Adjourn from the Public Hearing: by Mr. Gipson, seconded by: Mr. Thebout.

Public Hearing adjourned at 7:20 pm.

Village Council Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Chuck Gallagher, Batavia Township – Mr. Gallagher noted that the 5 historic houses on Clark Street that were included in CRA II to make it legal were recently deleted from CRA I. Although their inclusion in CRA II is legal, it is deceptive.

Joe Fisher, Batavia Township – Residents were previously told that a CRA for the Bauman development had not been determine, yet here it is. The new Council has a lot of damage control to address.

Katie Briley, Batavia Township – Ms. Briley is an ICU nurse. Minutes count for fire and medical emergencies. A dissolution of the fire department will result in delayed response times. She is also concerned about money being diverted from the school. Bauman Lane is the 4th abated development.

Randy Dorsey, Village – Mr. Dorsey stated that the Village failed to reach an agreement with the schools or with the fire department. How many times did they try?

Bill Albright, Batavia Township – The Village is going against the community. There are 3 lawsuits on the project.

Colleen Price – The Village’s action affects the Township. The fire levy failed. The Township’s decision to separate the Fire-EMS district is because of the Village’s tax abatements. The voters have spoken.

Ray Neiser, Batavia Township – The Village has degraded building standards by using PUDs to approve high density housing. The 5 houses the Village put in CRA II to fulfill legal requirements is a sham. The Township’s actions are a result of Village activity.

Solicitor – Christopher Moore

The nuisance case against CRT Electronics is set for a hearing on December 2. Another nuisance case has been resolved through mediation and the property has been cleaned up.

Mr. Moore requested that Council adjourn to Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee

Executive Session

A **Motion** was made to adjourn to Executive Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee pursuant to O.R.C. 121.22(G)(1) was made by Mr. Meyer and seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council adjourned at 7:50pm

A **Motion** was made to return from Executive Session, by: Mr. Thebout, seconded by: Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0 Council adjourned at 8:13pm

Mayor C. Scott Runck

The Christian Help Center held a Thanksgiving dinner on Saturday that was a great success.

CR Deals will hold another Thanksgiving dinner on Tuesday.

Local Collective has opened a store at 95 W Main Street offering fresh meat, eggs and produce.

The mayor thanked the Christmas committee for their work.

Village Administrator: Ken Geis

Mr. Geis discussed the use of the Assessment Agreement between the Village of Batavia and Bauman Development LLC. as an options for funding fire service if Batavia Township withdraws from CJFED.

Batavia Township Press Release regarding the Batavia Township Trustee's intention to dissolve the Central Joint Fire-EMS District and seek a levy that excludes the Village of Batavia.

It is expensive to run a fire department. The funding can come from the General Fund or the Village can vote for a fire levy. The proposed Assessment Agreement for the Bauman development can provide the funds for a fire department. The Agreement calls for making assessment payments to the Village and the Council and mayor can direct the use of the revenue. If CJFED is dissolved the CRA can be used to fund a fire department. No funds go to the developer.

Me. Staton stated that the issue should be delayed until next year.

A **Motion** was made to authorize the Village Administrator to execute the Assessment Agreement between the Village of Batavia and Bauman Development LLC. by Mr. Thebout and seconded by Mr Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, no, Mr. Meyer, no, Mr. Staton, no

The **Motion** tied 3-3 and the mayor chose not to vote to break the tie, therefore the Motion failed.

Mr. Thebout had a family emergency at home had left the meeting.

Fiscal Officer: John Waite

Legislation

A Resolution Amending the Contract with Geis Consulting Group, Ltd. For Village Administrative Services for 2026

Resolution 386-25 3rd reading

Mr. Staton asked to discuss the legislation before a vote is taken. This is an amendment to a contract. Mr. Geis didn't ask for the change and he could have asked to have the legislation stricken. Mr. Staton blamed Mr. Geis for the failure to negotiate an agreement with the school and the fire department.

Mr. Geis asked that the Resolution be tabled.

A **Motion** was made to table **Resolution 386-25** by Mr. Meyer, seconded by Mr. Staton.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes
Motion to table Resolution 386-25 passed by a vote of 5-0

A Resolution, Establishing Community Reinvestment Area II

Resolution 388-25 3rd reading

Mr. Geis stated that since Council failed to adopt the Assessment Agreement, there is no need to pass Resolution 388-25.

A **Motion** was made to table **Resolution 388-25** by Mr. Stewart, seconded by Mr. Meyer.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes
Motion to table Resolution 388-25 passed by a vote of 5-0

An Ordinance approving a preliminary development plan related to a proposed development on parcel 060229A004 zoned PUD on Herold Road

Ordinance 1556-25

1st Reading Declare an emergency and waive the three readings

Mr. Waite asked if anyone on Council wanted to make a **Motion** to declare an emergency and waive the three readings. No Motion was made.

Therefore, this was declared to be the 1st reading of Ordinance 1556-25.

Committee Meetings / Reports

Monday, December 8 @ 7:00 pm

Next Regular Council Meeting

Tuesday, December 16 @ 7:00 pm

Next Planning & Zoning Commission Meeting

Adjournment:

Mr. Stewart made a **Motion** to adjourn, seconded by Mr. Meyer

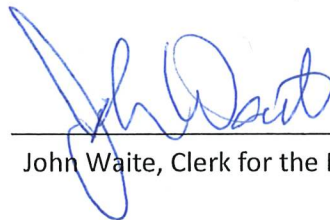
Motion passed 5-0

The meeting adjourned at 8:45 pm.

ATTEST:



C. Scott Runck, Mayor



John Waite, Clerk for the Meeting

Batavia Village Council
Minutes of Meeting
Monday, December 8, 2025

The Batavia Village Council met in regular session on Monday, December 8, 2025, with Mayor Runck presiding. Mayor Runck called the meeting to order at 7:00.

The mayor recognized all the veterans in the room.

Roll Call of Members Present:

Mr. Gipson, Ms. Cole, Mr. Thebout, Mr. B. Stewart, Mr. Meyer, Mr. Staton

Village Officials Attending the Meeting: Mayor Runck, Administrator Geis, Solicitor Moore, Fiscal Officer Waite, Fiscal Officer Russell, Zoning Commissioner C. Stewart, Chief Williams Sgt. Warner

Others Attending the Meeting: Bill Albright, Randy Dorsey, Lana Fritsch, Joe Fisher, Chuck Gallagher, Michael Gardner, Deb Howard, Jo Ann Martino, Colleen Price, Tom Smith, Don Taylor, Brian Wandstrat, Lauri Zagar

Approval of Financial Reports:

A **Motion** was made to approve the November Bank Statements and Cash Journal by Mr. Meyer; seconded by Ms. Cole. The **Motion** passed 6-0

Approval of Minutes:

A **Motion** was made to approve the minutes of November 24, 2025 Regular Council Meeting by Mr. Thebout; seconded by Mr. Gipson The **Motion** passed 6-0

Public Comments:

Note: Persons wishing to make comments will be limited to 3 minutes each and there will be a limit of 10 persons making comments at any meeting.

Randy Dorsey – Mr. Dorsey thanked everyone on council for their service. He hopes that the two holdover council members remain on council.

Colleen Price – safety buffer regarding the land next to the airport and the importance. She hopes council will not approve unsafe zoning.

Joe Fisher, Batavia Township – Streamside residents pay taxes at a reduced rate even if it is less than everyone else then people who don't benefit from PILOT. The Christmas in the Village was great. At the last meeting the hurry-up vote on CRA II to pay for fire service based on the threat the need to fund a fire department wasn't reasonable. Village should issue a levy.

Chuck Gallagher, Clermont County Airport –ask Chip Stewart for information for upcoming planning commission meeting. He supports Colleen Prices concern about airport safety.

Brian Wandstrat, Batavia Township – The Christmas in the village was good for everyone. Doesn't think existing council should vote on any legislation. The village and Township should work together to protect the airport.

Police Department: Chief Williams

Report on November police activity:

239 calls for service

1 Arrest

59 traffic stops

18 citations issued

40 written warnings

4 offence reports

10 incident reports

4 crash reports

SRO November Calls for Service: H.S. 46, M.S. 38, E.S. 8

November 9th Police department took part in the Veteran's Day Parade. The event was well attended, and no incidents were reported during the event.

November 26th The department distributed food to 48 local families during this year's Thanksgiving food drive. We would like to thank everyone who donated and helped us provide to those in need this year.

Per the request of the safety committee, I have attached the quotes for the purchase of a new vehicle and the upfitting of that vehicle. That total cost is 67,251.44 This cost does not take into account possible parts that could be used from the vehicles being retired based on the availability for retrofitting those parts.

Village Solicitor: Christopher Moore

CRT Electronics had a court hearing in December. The judge said the property could easily come into compliance if owner would make corrections a new hearing is set for January 27, 2026.

Village Administrator: Ken Geis

General:

Fiscal Officer

Mr. Russell, the new Fiscal Officer, started and works with John until the end of the year.

New Sign/Replacement (Red Barn)

As I previously stated, Nick Ruebel is replacing his old Billboard with a new Electronic Sign. Mr. Ruebel agreed to allow the Village to have specific "Message Flips" on the sign for the Village owning the new parcel (Easier approval through ODOT). I will ask Council to authorize the Mayor or me to accept the parcel and any associated documents (We will own the parcel however, Mr. Ruebel will be responsible for taxes, insurance and indemnification of the Village. by motion, subject to approval by Mr. Moore.

He is asking council for a motion authorizing the administrator or Mayor to execute a contract with Rubel to accept ownership of the parcel where the electronic sign will be located.

Mr. Meyer asked if the village would be liable for any unpaid real estate tax on the parcel. The administrator responded The Village would only accept the parcel if there were no unpaid real estate taxes.

Mr. Staten asked about the size of the sign and if the sign would require approval for the planning commission. The administrator responded that the size would be standard size that Norton Signs uses. The administrator also said because the sign is located on village property it is exempt from zoning.

A **Motion** was made to authorize the administrator or Mayor to execute a contract with Rubel to accept ownership of the parcel where the electronic sign will be located. Motion was made by Mr. Meyer and seconded by Mr. Gipson.

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, no **Motion** passed 5-1

Zoning Administrator Chip Stewart

Zoning Permits:		<u>2025 Year to Date</u>
Total for all Zoning Permits Y-T-D		235
<i>Streamside</i>	new home permits	23
<i>Harvest Meadows</i>	new home permits	<u>97</u>
Total 2025 new home permits		120
Zoning Violations:		
working violations in progress		8
violations in court process		4

Zoning Cases: Case scheduled for upcoming Planning & Zoning Commission Meetings:
Dec. 16 Public Hearing for the Sugar Ridge final development plan

Mayor: Charles Scott Runck

The Christian Help Center had a free Thanksgiving dinner on Sunday November 23. CR Deals also had a Thanksgiving Dinner on November 25.

The Village hosted Christmas in the Village on Saturday, December 6.

The Mayor thanked Lana Fritsch and her committee for their work on Christmas in the Village. The Mayor also thanked the fellowship of churches for the Manger in Haglage Park and he thanked Batavia High School band and choir for performing.

Fiscal Officer: John Waite

The Fiscal Officer's report on November activity was submitted to Council.

Additional Training for Fiscal Officer Position

Although I have received training in the basics for the fiscal officer position there are a lot of items in UAN related to end of the month, end of the quarter, closing out the 2025 financials and establishing 2026 that I have not yet been exposed to. It would be helpful to me to receive some additional training in January and February.

I have approached Mr. Waite about delaying his retirement until the end of February in order to provide additional training. He is willing to postpone his retirement and continue working until February 28 if Council approves

Mr. Waite asked council its opinion on whether or not they wanted Mr. Waite delay his retirement until the end of February. Council decided not to approve the additional 2 months.

Legislation

Appropriation Amendment

Ordinance 1557-25

1st Reading Declare an emergency and waive the three readings

Motion to declare an emergency and waive the three readings: by Mr. Meyer seconded by: Mr. Thebout

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

Motion to adopt **Ordinance 1557-25**: was made by Mr. Thebout, seconded by: Ms. Cole

Vote by Roll: Mr. Gipson, yes, Ms. Cole, yes, Mr. Thebout, yes, Mr. Stewart, yes, Mr. Meyer, yes, Mr. Staton, yes **Motion** passed 6-0

An Ordinance approving a preliminary development plan related to a proposed development on parcel 060229A004 zoned PUD on Herold Road

This development does not have any tax abatement. The school and fire department will receive their full real estate tax payments.

Ordinance 1556-25

2nd Reading

Adopt Full-Year 2026 Appropriations

Ordinance 1558-25

1st Reading

New Business, Questions, and Comments from Council

Report of last finance committee

Mr. Meyer reported that the finance committee reviewed 2026 Budget and 2025 tax receipts.

He also stated that the Village has contacted the Ohio Auditor of State to see if they would do a transition audit for the Village financial health at the retirement of the current fiscal officer.

Committee Meetings / Reports

Tuesday, December 16 @ 7:00 pm	Next Planning & Zoning Commission Meeting
Thursday, December 18 @ 6:00 pm	Finance Committee, if needed
Monday, December 22 @ 7:00 pm	Canceled

Adjournment:

Mr. Thebout made a **Motion** to adjourn, seconded by Ms. Cole **Motion passed 6-0**
The meeting adjourned at 7:50 pm.

ATTEST:



Scott Runck, -Mayor



F. Justin Russell, Fiscal Officer