

RECORD OF PROCEEDINGS

Minutes of New Richmond Village Council

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held March 23, 2021 20

March 23, 2021

COUNCIL MEETING

New Richmond Village Council met in Council Chambers and via Zoom teleconference in regular session on Tuesday, March 23, 2021 at 7:08 p.m. (delay due to Zoom issue). The meeting followed rules and guidelines established by the Ohio General Assembly for public meetings established in response to the COVID-19 pandemic and state and federal restrictions for public gatherings.

Council Members present:

Mary Allen <u>Zoom</u>	Richard Feldkamp <u>present</u>
Becky Ploucha <u>Zoom</u>	Larry Prues <u>present</u>
Gary Skeene <u>present</u>	Melanie Slade <u>Zoom</u>

Present in Council Chambers: Administration: Village Administrator, Greg Roberts; Clerk of Council, Kathy Fuchs. Department Heads: Police Chief Mike Couch.

Present via Zoom teleconference: Administration: Solicitor, Scott Sollmann Department Heads: Fire/EMS Chief Vince Bee Additional personnel: Asst. Fire Chief Tim Feldkamp; Sgt. Jason Mallott. **Absent:** Mayor Glenn Ewing (due to another engagement)

Guests present in Council Chambers:

Residents: Ryan Adams, Sarah Adams, Linda Buehler, Kathy Reid, Mary Reid And later joined by Harold Sinclair.

Guests present via Zoom teleconference:

Megan Alley – Clermont County Sun journalist, Marsha Delaney, Lauren Godby, Carol Katterson, Taylor Kenney, Robin Knecht, William Marsh, Chris Redman, Jared Schaaf, Lance Sizemore, Amy Story, Nancy Swats, David Vornholt, Ryan Woodruff.

Vice Mayor Mary Allen lead tonight's Council Meeting for Mayor Glenn Ewing, due to another engagement.

Vice Mayor Allen opened the meeting with the Pledge of Allegiance.

Communications:

Sarah Adams: represented approximately 15 families in the Bethel New Richmond and Country Place area. They are requesting denial or adjustments to be made to the application for the Ashburn Woods PUD and annexation of parcel #242708G053 located on Bethel New Richmond Rd. The concerns she expressed were:

- 1) Safety of the kids walking to/ from school with minimal sidewalks.
- 2) Increased traffic study. Has this been completed?
- 3) Dangerous entry into the subdivision and lack of visibility. Per Mrs. Adams removal of trees is an option per the developer.
- 4) Density. 99 homes on 31 acres with an additional 45 homes proposed.

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- 5) Townhomes and condos will decrease the value of their homes.
- 6) Will he develop more of the land?
- 7) Perception of 3 PUDs causing a decrease in the selling of their homes. Too many homes.
- 8) Homes that are going to be on the Alpaca Farm boundary may cause problems.
- 9) Half a million dollars has been waived. Will the community get any of this back? If so, when?
- 10) Condos, Regatta and Union Station revenue?
- 11) How will the schools handle the influx of more children?
- 12) Suggested ½ acre lots, not 1/3.
- 13) Change PUD to not allow condos or townhouses.
- 14) Can the land remain an R2 status?
- 15) Transparency with the project. Developer not answering the questions they ask. Does he care about the community?

Sarah Adams stated she had sent an email to the councilmembers over these concerns. She thanked Council for allowing her to speak. Councilwoman Allen mentioned the upcoming public hearings for the public to speak their views before any decisions would be made.

Mr. Greg Wahl – Mr. Wahl had asked to be on the agenda but was not present, per Sarah Adams, due to still being out of town.

Minutes of the March 9, 2021 Regular Council meeting were presented for approval.

**** Councilman **Feldkamp** motioned to approve the Minutes of March 9, 2021 Regular Council meeting; seconded by Councilmember Prues.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

ADMINISTRATIVE REPORTS

Village Administrator, Greg Roberts

- **D5L Liquor License Applicant:** The Clerk of Council is in receipt of a notice from the Ohio Division of Liquor Control asking whether or not the legislative authority requests a hearing considering an application for a D5L liquor license from Buck's Riverside Grill. This is the first application notice received for a license associated with the New Richmond Revitalization District. Requesting a hearing indicates that the village has an objection to the application. He requested a motion to direct the Clerk of Council to check the box next to WE DO NOT REQUEST A HEARING and return the notice to Liquor Control.

**** Councilman Prues motioned that *no hearing requested* be marked by the Clerk of Council, Kathy Fuchs, on the notice from the Ohio Division of Liquor Control for a D5L liquor license for Buck's Riverside Grill; seconded by Councilman Feldkamp.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

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- **Bids for St. Route 132 Parcels:** Two bids were received prior to the bid opening date and time of 1pm on March 12, 2021. Emad and Haiaam Sadek placed a bid of \$5000. Charles Clendenin placed a bid of \$12,550. I request a motion to formally accept the bid from Charles Clendenin in the amount of \$12,550 as the highest, responsive, and responsible bid. The next step is to formally notify the successful bidder and execute a sales contract. Closing shall occur within 60 days of the notification.

**** Councilman Skeene motioned to accept the bid from Charles Clendenin in the amount of \$12,550 as the highest, responsive, and responsible bid; seconded by Councilman Prues.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

- **Showboat Majestic:** He received multiple inquiries about plans for the Majestic. His response usually stresses that the Majestic is privately owned, and that the owner has a license to moor the boat onto a specific part of Village owned property. He is currently working with Mr. Brumley to establish a plan for needed utility services.

Police Chief, Mike Couch

Chief Couch quoted activity of the Police Department as reported 03/09/2021 and commented that the two thefts are still under investigation.

He feels there is confusion in the DORA area as to the ending time/ noise level; and that the businesses need to be re-informed of the rules. He referenced the 2005-39 Noise Ordinance and noted that the level of 70 decibels is not allowed to extend into residential areas. He stated that people have expressed their concern. He stated this is an arrestable offense and questioned council as to how they would like for him to handle this issue with the event season coming up; the first of which is 05/24/2021. Solicitor Sollmann will review Ordinance 2005-39.

(A discussion ensued which included a question by Councilman Feldkamp as to whether the Village Police Department owned a device to measure decibels; to which Chief Couch responded that the Police Department owns one and that he has ordered four more.)

Sgt. Mallott: Nothing to report.

**** Councilwoman Allen motion to hire Joshua R. Fullbeck as a part-time police officer at the rate of \$15.00 effective as of the date of the new pay period; seconded by Councilman Feldkamp.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

(NOTE by Kathy Fuchs: the new pay period starts 03/26/2021)

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Fire/EMS Chief Vince Bee

Chief Bee requested acceptance of the proposed Clermont County Fire Chief's Alliance, Hazard Zone Management Plan.

*** Councilman Feldkamp motion to accept the Clermont County Fire Chief's Association Hazard Zone Management Plan; seconded by Councilman Skeene.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

Solicitor Sollmann stated he has reviewed and approved to form the Clermont County Fire Chief's Association Hazard Zone Management Plan.

Chief Bee thanked everyone for their support of the EMS and Fire Departments and wished everyone a good and safe evening.

Mayor Glenn Ewing – Absent.

Solicitor, Scott Sollmann – Nothing to report.

Clerk of Council, Kathy Fuchs – Nothing to report.

LEGISLATION

First Reading:

RESOLUTION 2021-08 CDBG FY 2021 GRANT FOR THE UNION AND WASHINGTON STREETS PROJECT

(Emergency passage due to 03/26/2021 submission date)

**** Councilman Feldkamp motioned to waive the three read rule for the emergency passage of **RESOLUTION 2021-08** CDBG FY 2021 GRANT FOR THE UNION AND WASHINGTON STREETS PROJECT; seconded by Councilman Skeene.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

**** Councilman Skeene motion to approve **RESOLUTION 2021-08** CDBG FY 2021 GRANT FOR THE UNION AND WASHINGTON STREETS PROJECT; seconded by Councilman Feldkamp.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

Second Reading:

ORDINANCE 2021-05 AN ORDINANCE REGULATING MOBILE FOOD UNITS

Third Reading:

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CALL OF MEMBERS:

Councilman Prues – Sunset Beach has requested the playing of music outdoors until 11:00pm on Wednesday, Thursdays and Sundays; and 12:00am on Fridays and Saturdays.

**** Councilman Prues motioned and then rescinded his motion, without a second, to allow Sunset Beach to play outdoor music until 11:00pm on Wednesday, Thursdays and Sundays; and 12:00am on Fridays and Saturdays.

A discussion ensued with a decision to table the discussion. Councilwoman Allen and Councilman Ploucha stated they wish to think about it. Solicitor Sollmann commented the village may want to consider noise permits. Sgt. Mallott suggested that the issue should go to a committee before the council takes a vote; which Councilmembers Allen and Ploucha agreed.

Mary Allen – Nothing to report.

Becky Ploucha – Nothing to report.

Gary Skeene – Nothing to report.

Melanie Slade – Nothing to report.

Richard Feldkamp - Nothing to report.

Comments from audience/Visitors wishing to address Council:

David Vornholt – In reference to the development of Bethel New Richmond Rd. He attended two hearings and two neighborhood meetings. The residents have legitimate concerns. He asked council to think of the kids, and has any water runoff been addressed. He also stated he will help with the Majestic Showboat.

Carol Katterson - No

Robin Knecht – Thanked the council and everyone involved on the D5L. An inspector was in today and it will not be long now.

William Marsh - No

Ryan Woodruff – No

Megan Alley – No

Nancy Swatts – No

Jared Schaaf – He is looking forward to the new restaurant opening.

Lauren Godby – No

Harold Sinclair – He and his son live at 1163 Bethel New Richmond Rd and they agree with Sarah Adams on the half acre lots. There is a lot of traffic already and it is hard to get onto the roadway. He asked Council to look at the speed limits and how to enforce them. He commented that a neighbor had complained about the Regatta; but his fears did not come to fruition. Councilman Feldkamp agreed with looking at the traffic and suggested a reduction to 25MPH. Chief Couch stated Ofc. Frasure has been monitoring the traffic in the area; some tickets have been written. Councilman Feldkamp commented Pierce Twp. has a sign that shows the speed. Could we borrow it? Administrator Roberts will check on it. Councilman Feldkamp asked if the traffic cameras can be turned on. Solicitor Sollmann stated not yet.

Ryan Adams – Commented that safety concerns of Ashburn Woods included people traffic not as much as the vehicle traffic. The area needs sidewalks. Kids do not pay attention. (Discussion ensued.)

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Executive Session

**** Councilman Prues moved that the council go into executive session in accordance with Ohio Revised Code 121.22(G)(8) to consider confidential information relating to specific business strategy and to discuss negotiations with other political subdivisions respecting requests for economic development assistance at 8:12pm; seconded by Councilman Feldkamp.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

**** Councilman Skeene motioned to return from executive session at 9:00pm; seconded by Councilman Feldkamp.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

**** Councilman Prues motioned to direct village administration to begin work developing a strategy to create a development plan in coordination with the developer, legal council and any other relevant party.

The plan should include examining the possibility of creating a Tax Increment Financing (TIF) district for the property as well as any infrastructure and partnering issues relevant to move the project forward; seconded by Councilman Skeene.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

**** Councilman Prues motioned to direct the village administration to develop a strategy to sell the village property on US 52 commonly referred to as the Baseball Fields; seconded by Councilman Skeene.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

**** Councilman Feldkamp motioned to adjourn the meeting at 9:05 p.m., seconded by Councilman Skeene.

Mrs. Slade: yes
Ms. Ploucha: yes
Mr. Skeene: yes

Mr. Prues: yes
Ms. Allen: yes
Mr. Feldkamp: yes

Meeting adjourned at 9:05 p.m..


Mayor Glenn Ewing


Clerk of Council, Kathy Fuchs