

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

April 13, 2021

COUNCIL MEETING

New Richmond Village Council met in Council Chambers and via Zoom teleconference in regular session on Tuesday, April 13, 2021 at 7:30 pm following the Council Public Hearing for the Ashburn Woods PUD (ORDINANCE 2021-07). 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 Zoom

Richard Feldkamp present

Becky Ploucha present

Larry Prues present

Gary Skeene present

Melanie Slade Zoom

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

Present via Zoom teleconference: Department Heads: Fire/EMS Chief Vince Bee Additional personnel: Asst. Fire Chief Tim Feldkamp; Police Sgt. Jason Mallott. **Absent:** Solicitor, Scott Sollmann excused due to previous work engagement.

Guests present in Council Chambers:

Mandy Jenkins, Mark Jenkins, Kim McKinny, Gary Blanton, Lance Sizemore, Scot Kenkel, Vicki White, Michael Handley, Steve Miller.

Guests present via Zoom teleconference:

Don Beiser, William Marsh, Kevin Reid, Michael Durham, David Vornholt, Melissa Wainscott, Randy Hall, Sharon Sellars, Marsha Delaney, Bob Keyes, Becky McCommon, Nancy Swats, Chris Beckman, Joe Peak, Martha Lee Wald, Chris Beckman, Peggy Bellamy. **Present via Zoom but with no last names provided):** Roger, Carol, Mary

Mayor Ewing opened the meeting with the Pledge of Allegiance.

COMMUNICATIONS

None.

(*) Minutes of the Tuesday, March 23, 2021 Regular Council meeting were presented for approval.

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

- * Councilman Prues motioned to approve the Minutes of the March 23, 2021 Regular Council meeting as written. Seconded by Councilwoman Ploucha.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

COMMITTEE REPORTS (Provided below is a synopsis for each report; to obtain a full copy please visit the Administrative office.):

Personnel & Finance Committee report from the meeting held 04-12-2021 at 4:30pm as reported by Councilwoman Mary Allen:

Finance/Budget - Fiscal Officer Lynn Baird

- The first half property taxes are down about \$39,000

	GENERAL	POLICE DEPT	FIRE DEPT	EMS
2020	50,002	130,014	42,377	128,396
2021	48,541	113,977	36,847	112,613

- Approximately 17% of the tax bill is for the Village.
- Income Tax Revenue is on target, maybe a little ahead.
- Recommends one personnel change, as follows:
(*) Move Kathryn Fuchs, Clerk of Council, from Part-Time to Full-Time at \$15.00/ hour, the biweekly salary breakdown will be:
65% Clerk of Council - \$780.00
10% Utility - \$120.00
25% Fiscal Office - \$300.00
Fiscal Officer, Lynn Baird's salary will be reduced from \$40,123 to \$32,318.
- Appropriation changes were necessary for water, sewer, and garbage due to operating costs for new meters for water, and an increase in households billed by Rumpke.
- Discussion was held on the Local Government Fund calculation leading to. RESOLUTION 2021-09.
- CARES Act Fund – We are waiting on the state to provide guidance as to what the fund allocation can be spent on. In 2020 the funds had to be spent on COVID-19 related item.

(**) The Personnel & Finance Committee reviewed all checks and electronic payments for the month of March 2021 and will need a motion to pay these bills.

Police Department -Police Chief Mike Couch:

- Two personnel changes:

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

- 1) (***) Christopher Beckman will move from Part Time to Full Time status, pending the medical exam and background checks, effective 04/21/2021 at a rate of \$17.00 per hour, on a one-year probation.
- 2) (****) John Amole has been with the department over one year and needs to be taken off probation, retroactive to 03/10/2021, at a new rate of pay of \$18.00 per hour.

Fire/EMS Departments – Fire/EMS Chief Vince Bee

- Cody Feldkamp has been a Cadet and is being moved to the position of Pay-Per-Call Trainee, on a one-year probation in accordance to policy and procedures, effective 04/13/2021.

Village Administrator – Greg Roberts

- Thanked Fiscal Officer Lynn Baird for working things out with Clerk of Council Kathy Fuchs as Lynn has taken a pay cut allowing Kathy to become Full Time.
- He and Mayor Ewing want to reopen the Village Hall to the employees and the public effective Saturday, May 1, 2021.
- A discussion was held on when the Council Meetings would return to face-to-face meetings. It was suggested there be a full council discussion and vote.

Items voted on at the 04-13-2021 Council meeting, as requested during the Personnel & Finance Committee report:

- * Councilman Prues motioned to change the status of Kathryn Fuchs, from Part Time to Full Time Clerk of Council, 40 hour week, \$15.00 per hour, with the following biweekly breakdown: 65% Clerk of Council (\$780), 10% Utility (\$120), and 25% Fiscal Office (\$300). Seconded by Councilman Skeene.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

- ** Councilman Prues motioned to pay all bills for the month of March 2021. Seconded by Councilwoman Slade.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

- *** Councilwoman Allen motioned to change the status of Christopher Beckman from Part Time to Full Time pending the medical and background check, at a rate of \$17.00 per hour, on a one-year probation, effective 04/21/2021. Seconded by Councilman Skeene.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

**** Councilwoman Allen motioned to take John Amole off probation as he has completed his one year probation, at a new rate of pay of \$18.00 per hour, retroactive to. Seconded by Councilwoman Slade.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

Safety, Laws & Rules Committee report from the meeting held Monday, April 12, 2021 at 5:30pm as reported by Councilman Richard Feldkamp.

Administrator Greg Roberts

- Working to get Front Street striped and parking spots marked. (From Sycamore Street to Union Street; Union Street to Western Ave.)
- Waiting for availability and guidance on CARES Act Fund to complete Suzanna Way along the river with new blacktop.
- The New Richmond Exempted Village School District has requested Council's passage of ORDINANCE 2021-06. The request is related to the pending sale of the Market Street School properties. (See 1st Reading of ORDINANCE 2021-06)

Police Chief Mike Couch

- Showed two certificates received for the New Richmond Police Department from the Ohio Collaborative Community-Police Advisory Board for (1) "Safe Policing for Safe Communities" (01/27/2021) and (2) Use of Force, Recruitment and Hiring" (03/31/2021) and a large list of accomplished the department has completed.

Fire/ EMS Chief Vince Bee

- Explained the malfunction of the tornado siren earlier this month.
- Talked about a fire run at McDonald's that turned out to be an over heated vehicle with a male setting in the car unconscious.
- 25 MPH Speed Limit Signs will be placed at the Union Station Subdivision.
- Noted the Fire and EMS has made a total of 200 runs so far this year.

Zoning Inspector Andrew Gephardt

- Is Council going to approve using the company Muni-reg to assist with cleaning the community?
- He recommended condemnation of the old Ice House building and two old mobile homes on Front Street as nuisance properties.
- Mr. Keith Strunk from Sunset Beach Bar & Grill talked about the Village noise ordinance and thanked Sergeant Mallott for clarifying the issue with him prior to the meeting.

No items were voted on at the 04/13/2021 Council meeting following the Safety, Laws, Rules Committee report:

Public Works/Parks/Recreation Committee report from the meeting held Monday, April 12, 2021 at 6:30pm as reported by Councilman Larry Prues.

The committee discussed:

- Looking into an overnight parking ordinance for residents and others who have parking on their property, to utilize the parking on their property, so street parking is available for business.
- Sunset Beach Bar & Grill asked council to extend DORA to 12:00am on Friday and Saturday.

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

- Zoning Inspector, Andrew Gephardt and Administrator Greg Roberts have submitted a funding request through Congressman Wenstrup's office for an infrastructure project tying the U.S. 52 Complete Streets and Liberty Landing hike/bike trails, together.
- Knothole Fields, Tax Increment Financing (TIF). Investors are asking the Village to approve a bond for infrastructure to support the project. Commissioner Painter is supporting the TIF and the project and has offered the assistance of his office who have experience with TIFs..
- (*) Sidewalk repair ordinance: (a) *Ohio Revised Code, Section 729.01 CONSTRUCTION OR REPAIR OF SIDEWALKS, CURBS, AND GUTTERS AT EXPENSE OF OWNERS.*
- Administrator Roberts is working with Showboat Majestic management to coordinate Liberty Landing infrastructure improvements with the needs of the National Historic Landmark.
- Front Street - Susannah Way paving and parking space striping was discussed. Paving of Susanna Way from Western to Augusta Street is contingent upon availability of CARES Act Fund.
- Bid specifications are being developed for trash collection to include providing 96-gallon containers for New Richmond households beginning FY22. Discussions are taking place with potential bidders Rumpke and Republic.
- Boat Ramp Grant Committee. Augusta Street Grant has been submitted.
- Ashburn Woods Subdivision: 99 homes.
- The Community Development office is anticipating a revised PUD application submittal from Sunesis for developing additional homes in the Riverview Bluffs Subdivision.
- The City of Coshocton has been using the MuniReg program for four months to assist them in housing code enforcement: a) Mayor Ewing has asked Solicitor Scott Sollmann to draw up a contract..

Comments and items voted on at the 04-13-2021 Council meeting after the Public Works/Parks /Recreation Committee report:

- * Councilman Prues motioned for Administrator Roberts to draft an ordinance for sidewalk maintenance to be the responsibility of the homeowner. Seconded by Councilman Feldkamp.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: no

Mr. Skeene: yes

Mr. Feldkamp: yes

Economic Development Committee report from the meeting held 04-13-2021.

The Economic Development Committee did not meet tonight due to the Council Public Hearing on **ORDINANCE 2021-07** An ordinance changing the zoning of parcel 242708g053 in the Ashburn Woods subdivision from R-2 single family to planned unit development (P.U.D.) and approving a preliminary development plan.

No items were voted on at the 04-13-2021 Council meeting following the Economic Development Committee report:

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

DEPARTMENT HEADS

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 Sunset Beach Bar and Grille. This is the second 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. I request 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.
- **(**) Yard Sale Weekend Request:** We received a request for an additional "permit free" Yard Sale Weekend, made to my office, for May 7, 8 & 9th 2021 (Mother's Day). Administrator Roberts requested a motion to approve motion to approve?
- **Edgar Aston Memorial Eagle Scout Project** As instructed by Council, a site has been identified with Eagle Scout candidate Tyler Noble for Indian War Medal of Honor recipient from New Richmond, Edgar Aston. It will be to the left of the Pearl Harbor Memorial along the Promenade.
- * Councilman Prues motioned that *no hearing required* 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 Sunset Beach Bar & Grill. Seconded by Councilman Skeene.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

- ** Councilman Feldkamp made a motioned, as requested, for an additional "permit free" Yard Sale Weekend on May 7, 8, 9, 2021. Seconded by Councilwoman Ploucha.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Alle: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

Police Chief Mike Couch:

Chief Couch gave the Year-To-Date Data Report of the New Richmond Police Department, prepared by Chief Couch and Sgt. Jason Mallott, with an overall increase of 194% of total calls for service which include a decrease in crime reports and arrests, an increase of traffic citations and no change in misdemeanor citations and warrants served.

In other areas the report showed a huge increase in business, residential and school checks; an increase in Fire and EMS assists, complaints to be investigated, thefts and abandoned vehicles; and a decrease in incident reports and crash reports.

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

In particular for the month of March there were 3 felony drug arrests, 2 drug abuse instrument citations, 2 misdemeanor drug citations, 1 OVI and a Domestic / Child Endangering charge that ended with the defendant receiving 2 years probation and 20 days in jail.

Sgt. Mallott – nothing to report.

Fire/EMS Chief Vince Bee:

- Tomorrow at noon the Clermont County Communication will be testing the All Hazard sirens.
- Emailed the Pierce Twp Contract to the council members for their review before voting.
- Emailed the MediCount Management Contract to Council for their review.
- Thanked the New Richmond Garden Club for setting up the flower beds at Fire and EMS buildings for the summer.
- Easter weekend – Commended Police Officer Ken Frasure for passing out candy to the kids.
- Month of March totals: 14 fire runs and 51 EMS runs.
- Year-to-date: 41 fires and 159 EMS calls.

Mayor Glenn Ewing:

- Opening the Village Hall on May 1, 2021. No motion is needed. Plans will include social distancing, hand sanitizer and wearing of a mask and any other requirements issued out of the Governor's office.

Solicitor, Scott Sollmann: Excused absence due to prior work engagement.

Clerk of Council, Kathy Fuchs: Nothing to report

LEGISLATION

First Reading:

(*) ORDINANCE 2021-06 AN ORDINANCE TO APPROVE THE RELEASE OF PUBLIC ACCESS TO A PORTION OF THE PROPERTY LOCATED AT 212 MARKET STREET

- * Councilman Skeene made a motion to waive the Three Reading Rule for ORDINANCE 2021-06 AN ORDINANCE TO APPROVE THE RELEASE OF PUBLIC ACCESS TO A PORTION OF THE PROPERTY LOCATED AT 212 MARKET STREET. Seconded by Councilman Feldkamp.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

- * Councilman Skeene motioned to approve ORDINANCE 2021-06 AN ORDINANCE TO APPROVE THE RELEASE OF PUBLIC ACCESS TO A PORTION OF THE PROPERTY LOCATED AT 212 MARKET STREET. Seconded by Councilman Feldkamp.

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

ORDINANCE 2021-07 AN ORDINANCE CHANGING THE ZONING OF PARCEL 242708G053 in the ASHBURN WOODS SUBDIVISION FROM R-2 SINGLE FAMILY TO PLANNED UNIT DEVELOPMENT (P.U.D.) AND APPROVING A PRELIMINARY DEVELOPMENT PLAN

() RESOLUTION 2021-09** A RESOLUTION AUTHORIZING ADOPTION OF AN ALTERNATIVE METHOD OF APPORTIONMENT OF THE UNDIVIDED LOCAL GOVERNMENT FUND (LGF) FOR CALENDAR YEAR 2022 THAT PER OHIO REVISED CODE SECTION 5747.53 EXCLUDES THE OTHERWISE REQUIRED APPROVAL OF THE LEGISLATIVE AUTHORITY OF THE CITY WHOLLY OR PARTIALLY IN THE COUNTY, WITH THE GREATEST POPULATION

** Councilman Skeene motioned to waive the Three Reading Rule for **RESOLUTION 2021-09** A RESOLUTION AUTHORIZING ADOPTION OF AN ALTERNATIVE METHOD OF APPORTIONMENT OF THE UNDIVIDED LOCAL GOVERNMENT FUND (LGF) FOR CALENDAR YEAR 2022 THAT PER OHIO REVISED CODE SECTION 5747.53 EXCLUDES THE OTHERWISE REQUIRED APPROVAL OF THE LEGISLATIVE AUTHORITY OF THE CITY WHOLLY OR PARTIALLY IN THE COUNTY, WITH THE GREATEST POPULATION . Seconded by Councilman Prues.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

** Councilman Skeene motioned to approve **RESOLUTION 2021-09** A RESOLUTION AUTHORIZING ADOPTION OF AN ALTERNATIVE METHOD OF APPORTIONMENT OF THE UNDIVIDED LOCAL GOVERNMENT FUND (LGF) FOR CALENDAR YEAR 2022 THAT PER OHIO REVISED CODE SECTION 5747.53 EXCLUDES THE OTHERWISE REQUIRED APPROVAL OF THE LEGISLATIVE AUTHORITY OF THE CITY WHOLLY OR PARTIALLY IN THE COUNTY, WITH THE GREATEST POPULATION. Seconded by Councilman Prues.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

(*) RESOLUTION 2021-10** AMENDING THE 2021 APPROPRIATIONS

*** Councilwoman Allen motioned to waive the Three Reading Rule for **RESOLUTION 2021-10** AMENDING THE 2021 APPROPRIATIONS. Seconded by Councilman Prues.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held April 13, 2021 20

*** Councilwoman Allen motioned to accept **RESOLUTION 2021-10** AMENDING THE 2021 APPROPRIATIONS. Seconded by Councilwoman Slade.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

Second Reading: No readings to be heard.

Third Reading:

ORDINANCE 2021-05 AN ORDINANCE REGULATING MOBILE FOOD UNITS

*(After a short discussion it was decided to table **ORDINANCE 2021-05** AN ORDINANCE REGULATING MOBILE FOOD UNITS to a later date due to the Ordinance not being ready for a vote.)*

CALL OF MEMBERS:

Larry Prues – Tee Box property. Clermont County Commissioner David Painter spoke at the Public Works Committee meeting and offered his office who have experience with TIFs.

* Councilman Prues made a motion before Council requesting Administrator Greg Roberts take actions associated with the creation of a Tax Increment Financing (TIF) for the real parcels currently known as the Tee Box property. This should include initiating discussions with the New Richmond Schools, Grant Career Center and Great Oaks Vocational Schools along with any other relevant agencies/organizations. Seconded by Councilman Feldkamp.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

Mary Allen – Congratulated Chief on the employee certifications

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:

Mandy Jenkins – spoke in regard to the fee of the golf cart permits She stated she paid \$40.00 for the state license and then \$65.00 for the Village permits. She called Yellow Springs and found out they do not charge a fee but perform an inspection. She wondered if the fee could be lessened or removed. She stated she does not believe the people in the Village are aware of the golf cart inspection, but the people in the park are.

Mark Jenkins - stated he believed the fee was not supposed to be yearly.

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council
April 13, 2021

Meeting

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

Held _____ 20 _____

Chief Couch addressed the issue of the need for the permit. He explained that while the State of Ohio issues a license they do not inspect the golf cart for any mechanical or safety issues, such as malfunctioning lights or missing seatbelts.

(Several residence were in attendance in person and through Zoom who wished to speak about this topic. Much discussion ensued and it was decided that the concerns of the Golf Cart Permit, heard tonight, will be discussed at the Safety, Laws & Rules Committee.)

Lance Sizemore – Announced the creation of an organization representing the mutual interests of restaurant and bars in the Village and suggested that a special Council sub-committee be formed. *Administrator Roberts will discuss at the next Safety, Law & Rules Committee meeting.* This association will bring in bands and assist in communication and events in the village as well as promoting DORA (Designated Outdoor Refreshment Area).

Mr. Beiser- In reference to the golf carts: If the golf carts are not safe why are the owners not charged? He paid for an inspection several years ago but has not since nor has he been asked to.

Peggy Bellamy, River Pines – stated the state license was \$26.47 plus \$65.00 New Richmond fee. She does not understand why if there is one officer on duty they should be tied up with golf cart inspections. The people and businesses are upset.

William Marsh – Short Hill safety. Why can't they stripe a walking area for the kids?

David Vornholt – Facilities committee – sidewalk . Bethel-New Richmond Rd safety – a couple of council members need to be on the committee.

Nancy Swats – status of Lance Sizemore's project to name bandstand.

Councilwoman Allen: the proposal is not what was proposed to the Council.

Ryan Woodruff – New Richmond Garden Club ladies – raised money for the mulch with the Boy Scouts. He praised the work they have done.

Theresa Leigh – Front Street – street stripping is faded. Are there plans to restripe? *Councilman Larry Prues: yes. Administrator Roberts: striping will be done as soon as possible.*

Bobbie Phillips – is glad the Village Hall will be opening up. What are the thoughts on closing early to give the staff time to de-sanitize before leaving for the day?

(*) Councilman Feldkamp motioned to adjourn the meeting at 9:03p.m. Seconded by Councilman Skeene.

Mrs. Slade: yes

Mr. Prues: yes

Ms. Ploucha: yes

Ms. Allen: yes

Mr. Skeene: yes

Mr. Feldkamp: yes

Meeting adjourned at 9:03pm p.m.


Mayor Glenn Ewing


Clerk of Council Kathy Fuchs

RECORD OF PROCEEDINGS

Minutes of New Richmond Village Council

Meeting

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

Held April 13, 2021 20

New Richmond Village Council

Public Hearing on Planned Unit Development (PUD)

Ashburn Woods

Tuesday, April 13, 2021 at 6:00pm

New Richmond Village Council met in Council Chambers and via Zoom teleconference for a Public Hearing on Tuesday, April 13, 2021 at 6:10 p.m. (delayed 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.

Roll Call was taken with the following Council Members present in person or via Zoom:

Mary Allen Zoom Richard Feldkamp present Becky
Ploucha Zoom Larry Prues present Gary Skeene present
Melanie Slade Zoom

Members present in Council Chambers: Mayor Glenn Ewing. Administration: Village Administrator, Greg Roberts; Clerk of Council, Kathy Fuchs. Department Heads: Police Chief Mike Couch.

Members present via Zoom teleconference: Department Heads: Zoning Administrator Andrew Gephardt; Fire/EMS Chief Vince Bee. Additional Personnel: Police Sgt. Jason Mallott.

Developer: Graham Parlin

Guests present in Council Chambers:

Ryan Adams, Sarah Adams, Linda Buehler, John E Coyne, Mark Fouts, Mark Grever, Billie John, Jimmie Potts, Sheila Pringle, Kathy Reid, Greg Wahl, Lori Wahl, two handwritten names were unrecognizable.

Guests present via Zoom teleconference:

Chris Bechman, Chris Bowman, Justine Colonel, James Corbeil, Marsh Delaney, Tim Donohou
Richard Fern, Rob Gans, Randy Hall, Mindy Hargan, Bob Keyes, William Marsh, Becky McGammon, Commissioner David Painter, Bobbie Phillips, Craig Reid, Kevin Reid, Sharon Sellars, Amy Story, Nancy Swats, Melissa Vandervort, David Vornholt, Melanie Wainscott, Melissa Wainscott, Martha Lee Wald, Ryan Woodruff, Ron's Galaxy.

Present on Zoom with no last names provided: Carol, Charlie, Don, Donna, Jennifer, Mary #1, Mary #2, Roger, Sarah, Spicker, Timmy, Series of numbers #1, .Series of numbers #2.

Mayor Ewing called the meeting to order at 6:00pm with the Pledge of Allegiance.

Mayor Glenn Ewing announced the opening of the Public Hearing concerning Ashburn Woods parcel # 242708G053, a proposed zoning change that was filed with the New Richmond Village Planning Commission which seeks to zone this property as a Planned Unit Development (PUD)

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held April 13, 2021 20

Developer Graham Parlin: gave a synopsis of the plans for the development:

5-6 different floor plans to choose from

4 bedroom, 2 bathrooms

He described the sizes of the homes and how they decided on the sites and the homes.

The plans are to leave a space around the development as wooded.

Public sanitary sewers and a lift station which they will build.

Stone entry monuments at the opening

Streetlights, Homeowners Association

Building in 2 phases with construction starting early next year

The Planning Commission has held two public hearings and has given their approval.

Craig Reid: Commented that Union Station has sold out and the Regatta is being developed in the back half.

Sarah Adams: stated she has been asked to speak for several residents, surrounding the development from Ashburn Woods, to address concerns with the current Ashburn Woods PUD and annexation submittal. Below is synopsis of their concerns:

- Kids walking to school with minimal sidewalks and the potential of three PUD subdivisions within an ½ mile radius. Suggested Sidewalks on both sides of the street going all the way to the schools.
- Increased traffic with 99 new homes.
- Density of 99 homes on 31 acres and the PUD listing an additional 45 homes for potential development.
- Developer stated in the business meeting that he has no plan of development, but PUD lists an additional 49 homes to be added potentially. This addition was never stated within meetings or writing making the community aware.
- Decreased property values of existing residents.
- Perception of three subdivisions with in an ½ mile radius and Bethel New Richmond being nothing but PUDs.
- Local business residing next to the property (The Alpaca Farm) having homes on property line with little division between the subdivision and the farm potentially placing hardships on a locally loved business.
- Sewer fees waived for the developer of \$500,000 and the time frame it will take the village to regain these funds for a potential profit.
- Fiscal revenues earned for the community annually based off projected project.
- Fiscal differences for the village if less homes are built on ½ acre lots compared to 1/3 acre lots.
- Has a traffic assessment been scheduled to determine the current needs and traffic flows on Bethel New Richmond Road addressing safety concerns?
- Safety regarding entry and exit of the subdivision. The developer stated that if brush is removed it should be all right, but it is directly on top of a hill with compromised visibility. Should be alright is not a respectable answer from the developer.
- Can the land remain an R2 status thus preventing the ability of anything but homes to be built accordingly preventing condos and townhouses to be developed?
- Have new businesses, additional homes to Regatta (approx. 70) and Union Station (approx. 40) along with the new development of condos in the village all been factored in to determine additional revenue for the village?

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

- February 4th meeting - the annexation of the property was discussed and deferred the vote due to community concerns consequently the annexation was already sent to the Clermont County Commissioners and approved.
- The developer stated that he has no plans for the additional acreage due to difficulty to develop but has an additional 49 homes listed to be added in addition to the 99 homes.
- When asked if condos or townhomes were ever considered this was dismissed and not addressed by developer.
- Developers push within the business meeting to have an answer regardless of community concerns and numerous questions unanswered.
- There is a Tax Increment Financing (TIF) on this development to create a fund for the public infrastructure – what will ensure that the money will be spent on this project?

John Coyne - Three attorneys told him to stop this development and have it put on the ballot. He is prepared to place at least two-high stacks of cars around his perimeter. He is also planning on starting a hog farm.

Mark Fouts - from Goshen, Ohio. He stated he is a friend of John Coyne's and is the Vice President of American Regulators dealing in stopping human trafficking. The group uses John Coyne's property for their training which involves the use of guns and hiking. The new subdivision will interfere with their training.

Greg Wahl – Member of the family that owns the Alpaca Farm which is next to the proposed development.

- Alpacas are totally defenseless. Their key value is their fleece. The farm gets 6-8 pounds of fiber from each alpaca. They are part of a co-op making clothing and selling at flea markets. This is the way the family makes their living. The alpaca's largest enemy are dogs; dogs barking or visually seeing a dog upsets them. Construction going on down the street has caused them distress. What will 99 homes being constructed do to them?
- He is interested in the success of New Richmond and has always been a supporter of the Village and does not want it to have the stigma of being a PUD area.
- Why were the sewer fees waived? If there was not a waiver the Village could have generated a half of a million dollars.

Administrator Roberts: The waiver of sewer tap-in fees was a selling point to bring in new development. The new residents will be paying local income tax, property tax and spending money in the area as an offset to the waiver.

- He heard a rumor that there would be a traffic assessment.

Administrator Roberts: It will be a traffic study to address what number of homes will change the safety of the area. The study will be finished before the Council votes.

- It is not that the Wahl family does not want houses to be built; but could the developer build less houses on more acreage?

Councilman Feldkamp:

- *When Fisher was selling/building the waiver of sewage fees was an incentive to the builders and buyers.*
- *There is nowhere on Bethel New Richmond Rd from Bethel to New Richmond that a person could not walk. Over the years there have not been any issues. From Steamboat Trail to Bethel New Richmond there are 300 homes., with all the taxes being collected there should not be any kids walking.*
- *The money collected from sewer and water has to go back into sewer and water, it cannot go into the General Fund. Water and Sewer has had a loan for*

RECORD OF PROCEEDINGS

Minutes of

New Richmond Village Council

Meeting

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

Held

April 13, 2021

20

improvements for many years for additional growth that the money collected needs to go towards.

Linda Buehler : In reference to the retention pond- she and her neighbor live down hill and get a lot of water runoff from the hillside. Won't the new houses make the runoff worse?

Kevin Reid – He lives near Mrs. Buehler and is also concerned also about the water, as well as the expected increase in traffic. What about landslides?

Developer Graham Parlin explained the use and benefits of a retention pond. He also explained the 41 feet of open space between the homes and the boundary of the development. He does not see where roofs, yards, etc., would cause so much water to come down the hill causing an issue.

Councilwoman Allen: Will the study also address maintenance issues and road maintenance?

Administrator Roberts explained the traffic study will tell the capacity the road will hold, signs, lights, turn lanes and any other needs addressed in the road study.

Mark Grever:

- 30 acres and two houses in the panhandle
- Coyne's land is his to do what he wants to.
- 16-18,000 square feet at \$200,000. Union Station sold 70 homes on the same lot size.
- He feels the Council needs to decide on what is best for New Richmond.

Ryan Adams: If the land is being annexed then the Village will have to be responsible for the sidewalks. Who is in charge if the sidewalks in the Village? How will Council feel if a child gets hurt with this new subdivision?

Administrator Roberts : The Public Works Committee will speak on that tonight at the Council meeting.

People attending on ZOOM who wish to speak:

Jim Adams- He lives at Country Place, Concerns are: high density homes on small acreage, the home builder is not known for customer satisfaction, and safety.

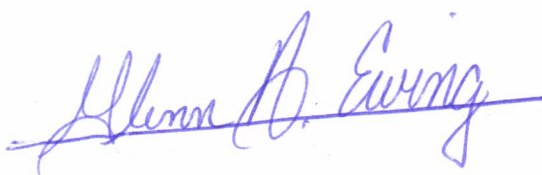
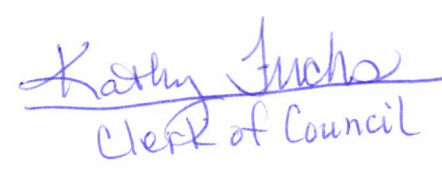
David Vornholt: All of Sarah Adams' questions need to be answered.

Lori Wahls: We want the Village to prosper. 50 homes on more acreage.

Jimmy Potts: Lives in Goshen. He uses John Coyne's property. Concerns are: safety of the owner when they shoot guns. What is happening with the animals? Has anyone done a study on the effects on the animals? He gave as an example opossums and the fact they are beneficial in keeping the number of tickets and mosquitoes down. If something happens 20 years down the road the homebuilder should be responsible. Has there been a study on landslides, why is it happening?

John Coyne: HPA and Ryan Homes. Resource Recovery Center. Hogs. What will New Richmond do when the news media gets ahold of this?

Mayor adjourned the meeting at 7:27pm

 
Clerk of Council