



CITY COUNCIL REGULAR MEETING AGENDA

Monday, June 27, 2022 at 7:00 PM

15 East Franklin Street Bellbrook, Ohio 45305
T (937) 848-4666 | www.cityofbellbrook.org

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF THE MINUTES**
 - A. Approval of the May 23, 2022 Meeting minutes
- 5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST**
- 6. CITIZEN COMMENTS**
- 7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS**
- 8. PUBLIC HEARING OF PROPOSED ORDINANCES**
 - A. Ordinance 2022-O-7 TO APPROVE A REZONING FROM SINGLE FAMILY RESIDENTIAL (R-1B) TO CENTRAL BUSINESS DISTRICT (B-4) FOR THE PROPERTY LOCATED AT 31 SOUTH EAST STREET FURTHER IDENTIFIED AS PARCEL L35000200050008900 ON THE GREENE COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD (ZONING CASE PB 22-05) (Harding)
 - B. Ordinance 2022-O-8 AUTHORIZING THE CITY MANAGER TO SUBMIT THE TAX BUDGET FOR FISCAL YEAR 2023 TO THE GREENE COUNTY AUDITOR, AND DECLARING AN EMERGENCY (Cyphers)
- 9. INTRODUCTIONS OF ORDINANCES**
- 10. ADOPTION OF RESOLUTIONS**
 - A. Resolution 2022-R-18 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE BELLBROOK-SUGARCREEK LOCAL SCHOOL DISTRICT FOR POLICE OFFICER EXTRA DUTY SECURITY AT HOME FOOTBALL GAMES (Greenwood)
- 11. OLD BUSINESS**
- 12. NEW BUSINESS**
- 13. CITY MANAGER'S REPORT**
- 14. COMMITTEE REPORTS**
 - A. Safety Committee
 - B. Service Committee
 - C. Finance/Audit Committee
 - D. Community Affairs Committee
- 15. CITY OFFICIAL COMMENTS**
- 16. EXECUTIVE SESSION**
- 17. ADJOURNMENT**

File Attachments for Item:

A. Approval of the May 23, 2022 Meeting minutes

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 23, 2022

Item A. Section 4, Item

CALL THE MEETING TO ORDER:

Mayor Schweller called the Regular Meeting of the Bellbrook City Council to order at 7:00pm

PLEDGE OF ALLEGIANCE:

Mayor Schweller led the Council in the Pledge of Allegiance.

ROLL CALL:

PRESENT

Mrs. Katherine Cyphers
Mr. Forrest Greenwood
Mr. Brady Harding
Mr. Ernie Havens
Mr. T.J. Hoke
Mrs. Elaine Middlestetter
Mayor Mike Schweller

ABSENT:

ALSO PRESENT:

Mr. Rob Schommer, City Manager
Mr. Jason Foster

APPROVAL OF MINUTES:

Mayor Schweller asked if anyone had comments or corrections to the minutes of the May 9, 2022 meeting. Hearing none, the minutes were declared to be approved.

MAYOR'S ANNOUNCEMENTS / SPECIAL PRESENTATIONS:

Mayor Schweller conducted the swearing in of Officer Nick Garrison. Chief Carmen introduced Officer Garrison with comments.

CITIZEN COMMENTS

None

PUBLIC HEARING OF PROPOSED ORDINANCES:

Mrs. Middlestetter read Ordinance 2022-O-6.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 23, 2022

Item A. Section 4, Item

Mr. Foster noted grammatical and substantive changes to the code as reviewed and approved by the Law Director. He noted several new definitions and terms and discussed removing the proposed changes to brush piles, reverting to the original language.

Mayor Schweller asked if there were issues with brush pile complaints. Mr. Schommer stated very few, the last one being in the Fall.

Mayor Schweller also commented the definitions were interesting. He then asked if the language for the changes and definitions was from another code or is it common language. Mr. Foster stated the majority came from the international property maintenance code.

Mr. Havens asked regarding 1450.31, was there any instruction on what properly screened means, noting examples such as cars covered with a tarp, was this properly screened. Mr. Foster states if a car is parked in a front yard, it will be a violation of another section of the code. He added suggestions for more definition of properly screened can be added. He also noted if an item is meant for outside use and is stored outside, it is considered properly screened. If it is an inside item and is outside, it would need to be placed inside.

Mr. Havens also asked about the call out of 3-inch numbers or letters on houses, asking if a resident can have 6-inch letters or numbers. Mr. Foster stated there is nothing that limits the size, only requiring a minimum of 3 inches.

Mr. Hoke asked about vegetation where the code states all lawns, hedges, trees, bushes and other vegetation should be kept trimmed, if there is a definition for trimmed. Mr. Foster noted grass height and trimming requirements were in the municipal code and a reference to that section can be added.

Mr. Harding asked under demolition 1450.15.B.2 how the cost of repairs would be determined and should it be by a licensed contractor. Mr. Schommer noted there was no licensing of contractors, and such a requirement would be difficult. It was decided to add a requirement to obtain three valid quotes from contractors for any non-voluntary demolition.

Mr. Harding also noted the word outdoors should be added to 1450.31(H) for inoperable vehicles.

Mr. Greenwood noted the demolition Section of Article 14, Old Village code has a different demolition process.

Mr. Havens asked regarding an Appeal, does it always go to the Common Pleas Court. Mr. Foster noted any appeal of a BZA decision must be appealed thru the court system.

Motion to amend ordinance 2022-O-6 excluding changes to Section 1450.31(L); adding a reference to Article 19 Section 19.12 of the zoning code to Section 1450.99(G); adding a reference to Section 678.02 of the municipal code to Section 1450.31(D2); adding a requirement for three quotes from a contractor prior to demolition; and adding outdoors to Section 1450.31(H).

Motion made by Mrs. Middlestetter Seconded by Mrs. Cyphers.

Voting Yea: Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Mr. Havens, Mr. Hoke, Mrs. Middlestetter,

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 23, 2022

Item A. Section 4, Item

and Major Schweller.
Motion carries

Motion to adopt Ordinance 2022-O-6

Motion made by Mrs. Middlestetter, Seconded Mr. Hoke.

Voting Yea: Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Mr. Havens, Mr. Hoke, Mrs. Middlestetter, and Major Schweller.

Motion carries

INTRODUCTION OF ORDINANCES:

Ordinance 2022-O-7 to approve a rezoning from single family residential (R-1B) to planning business development (PD-2) for the property located at 31 South East St. further identified as parcel L35000200050008900 on the Greene County Auditor's map and accepting the recommendation of the planning board (zoning Case PB 22-05).

Mr. Harding read the Ordinance.

Mr. Schommer noted the Ordinance is a zoning change for a single lot. and the public hearing will be at the next meeting. He turned it over to Mr. Foster for a brief explanation.

Mr. Foster stated the request and case went thru the planning board and the Village Review Board, both passing recommendations for approval. He noted the Lyon's Club purchased this lot several years ago, and in order to build a storage structure, it needs rezoned.

Mr. John Dorn spoke about the building noting it will blend in with the current colors and environment, and it is for storage for trailers and festival equipment.

Mr. Hoke asked if there was an ability to host meetings in this space. Mr. Dorn responded there is a building for meetings on Ferry Road, and this space will be used mainly for storage.

Mr. Greenwood asked if there would be letters sent to residents about the zoning change. Mr. Foster stated every residence within 300 feet of the property has already been sent a letter for the public hearing..

Mrs. Cyphers asked about the differences in zoning classifications and use groups. Mr. Foster noted it is for the municipality and for the county it is a use group.

Motion to approve introduction of Ordinance 2022-O-7 rezoning and development plan

Motion made by Mr. Harding, Seconded by Mr. Hoke.

Voting Yea: Mrs. Cyphers, Mr. greenwood, Mr. Harding, Mr. Hoke, Mrs. Middlestetter, major Schweller.

Motion Carries.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 23, 2022

Item A. Section 4, Item

RESOLUTIONS:

None

OLD BUSINESS:

Mayor Schweller introduced the topic of energy aggregation, that the community has an opportunity to enact a program for Bellbrook residents.

Mr. Schommer stated there is an opportunity to recertify the Aggregation program from adopted Ordinances relevant to ballot issues 1 and 2 back from 2003. Buckeye Energy Brokers is an available consultant to create an RFP for energy suppliers. He noted the City would have no cost and the ability to accept or reject any supplier offers.

Mr. Haven asked about the vote that occurred in 2003, was it for the automatic opt in option. Mr. Schommer stated it was, as that is how the language in the Ohio Revised Code requires. Any resident not currently in an aggregation program and getting their energy from the utility would be opted in automatically and would have the option to opt out at no cost.

Major Schweller noted the City will be making a decision on renewal of the Rumkpe trash collection contract.

Mr. Schommer stated there were 196 responses for the trash collection survey and reviewed the results.

Mr. Hoke asked when is the last time we had a rate increase for trash, and Mr. Schommer stated 2017 under this current contract.

Major Schweller stated the rate is currently at \$15.50 per month and has noticed residents outside Bellbrook with individual contracts are paying up to \$30.00 a month for trash.

Mr. Schommer stated the contract would require action by August to renew and is reviewing a three year contract with two renewals and a five year contract.

NEW BUSINESS:

None

CITY MANAGER REPORT:

Mr. Schommer reported the auditors were onsite in the past week for the annual audit noting a lot of information was pulled and reviewed. He added a review for future good standard practice involves re classifying the Capital Improvement fund as a department within the General Fund as opposed to it being a stand-alone fund. He noted the auditors had great suggestions and liked the improvements with some new practices and new accounting system.

Mayor Schweller states he likes the Capital Fund department idea, noting there was previous discussion

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 23, 2022

Item A. Section 4, Item

from past audits.

Mr. Schommer also provided an update on the Museum, noting some of the previous repairs on the structure and framing need additional improvements. He added it will be reviewed by an engineer for best practices and standards. He noted the building is not currently unsafe or structurally unsound, it is just in need of additional repairs and improvements.

COMMITTEE REPORTS:

SAFETY: Mr. Greenwood congratulated officer Nick Garrison and appreciates all the great applicants reviewed. He noted Bellbrook is a great place to work, and thanked Council and citizen for all the support.

SERVICE: Mr. Greenwood commented about price increases on everyday items used by the City. He noted the material and type of pipes is being changed due to stock issues and cost.

FINANCE: Mrs. Cyphers has nothing new to report. She has been watching Greene County CIC website for results on the grant application.

COMMUNITY AFFAIRS: Mrs. Middlestetter states the Planning Board has a vacancy and the deadline for applications is 6/03/2022.

CITY OFFICIAL COMMENTS:

Mrs. Cyphers asked as the City goes through the Museum repairs, could it include one of the comprehensive plan goals to become a local certified government to allow for additional potential funding. Mr. Schommer isn't familiar with the specific process and will check references and resources. He noted staff will review grants for historical renovations.

Mr. Harding congratulates the Bellbrook boy's baseball team for beating Alter. He also noted the Avenue of the Flags up for renewal.

Mr. Havens welcomed Officer Nick Garrison to the force. He also noted in the last 6 months he has had several residents reach out to me about the city and how it is being run. They have had very positive interactions with the city staff.

Mr. Hoke thanked Mr. Dorn and the Lyon's Club for the demonstrated investment to the city.

Mrs. Middlestetter thanked the Lyon's Club for the long-time service to this community. She also welcomes Officer Garrison. She offered a shout-out to Ryan Pasley for helping the Garden Club in a timely manner.

Mayor Schweller welcomed Nick Garrison. He also thanked, John Dorn for the Lyon's Club giving and

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 23, 2022

Item A. Section 4, Item

serving this community for so long.

ADJOURNMENT:

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 8:55pm

Michael Schweller, Mayor

Robert Schommer, Clerk of Council

File Attachments for Item:

A. Ordinance 2022-O-7 TO APPROVE A REZONING FROM SINGLE FAMILY RESIDENTIAL (R-1B) TO CENTRAL BUSINESS DISTRICT (B-4) FOR THE PROPERTY LOCATED AT 31 SOUTH EAST STREET FURTHER IDENTIFIED AS PARCEL L35000200050008900 ON THE GREENE COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD (ZONING CASE PB 22-05) (Harding)

NOTICE OF PUBLIC HEARING



City Council Public Hearing

Monday June 27, 2022 7:00 pm
City Council Chambers 15 E. Franklin Street

**There will be an open Public Hearing by the Bellbrook
City Council regarding Ordinance No.2022-O-7**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No.2022-O-7

Ordinance 2022-O-

**TO APPROVE A REZONING FROM SINGLE FAMILY RESIDENTIAL (R-1B) TO CENTRAL
BUSINESS DISTRICT (B-4) FOR THE PROPERTY LOCATED AT 31 SOUTH EAST STREET
FURTHER IDENTIFIED AS PARCEL L35000200050008900 ON THE GREENE COUNTY
AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD
(ZONING CASE PB 22-05)**

Monday June 27, 2022 7:00 pm in the Council Chambers 15 E. Franklin Street.
The public is welcome to attend or send comments to the Clerk of Council at
clerk@cityofbellbrook.org. A copy of the Ordinance is attached.

Agenda and additional meeting information available at www.cityofbellbrook.org

Posted 6/13/2022

RECORD OF ORDINANCES

Item A. Section 8, Item

Ordinance No. 2022-O-7

June 27, 2022

City of Bellbrook State of Ohio

Ordinance No. 2022-O-7

TO APPROVE A REZONING FROM SINGLE FAMILY RESIDENTIAL (R-1B) TO CENTRAL BUSINESS DISTRICT (B-4) FOR THE PROPERTY LOCATED AT 31 SOUTH EAST STREET FURTHER IDENTIFIED AS PARCEL L35000200050008900 ON THE GREENE COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD (ZONING CASE PB 22-05)

WHEREAS, the citizens of Bellbrook require the efficient and orderly planning of land uses within the City; and

WHEREAS, the Bellbrook Planning Board has reviewed Case PB 22-05 and on May 19, 2022 recommended approval by a vote of 3-0 for the Re-zoning and the Basic Development Plan; and

WHEREAS, after a continuation of Case PB 22-05, a re-evaluation of the project determined a more appropriate re-zoning to be from R-1B to Central Business District B-4; and

WHEREAS, the Bellbrook Planning Board meeting of June 16, 2022 will re-evaluate Case PB-22-05 and recommend approval for the re-zoning from R-1B to B-4; and

WHEREAS, the Bellbrook City Council has reviewed and considered the issue.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. The application requesting approval of a Re-zoning (Case PB 22-05) is hereby approved in accordance with the Planning Board's recommendation.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED BY City Council this 27th day of June 2022.

___ Yeas; ___ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

RECORD OF ORDINANCES

Item A. Section 8, Item

Ordinance No. 2022-O-7

June 27, 2022

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney

PLANNING BOARD DECISION RECORD

Item A. Section 8, Item

Resolution No. PB 22-06

June 16, 2022

City of Bellbrook State of Ohio

Planning Board Decision Record PB 22-06

WHEREAS, on April 27, 2022, the applicant, the Bellbrook Lion's Club, requested the re-zoning and a development plan for 31 S. East Street (Planning Board Case PB 22-05); and

WHEREAS, the applicant desires to construct a 4,368 square foot building on the site thereby needing a re-zoning from R-1B; and

WHEREAS, the Village Review Board reviewed the application during a regular open meeting on May 11, 2022 and through formal motion approved a recommendation for approval of this rezoning and development plan; and

WHEREAS, on May 19, 2022 the City of Bellbrook Planning Board did meet in an open, public forum and fully discuss the details of the request of the applicant, and recommended re-zoning the lot from R-1B to PD-2 as resolved by Planning Board Decision Record PB-22-05; and

WHEREAS, it was subsequently determined the more appropriate zoning is B-4, and a continuation of the original case was made to re-evaluate the recommendation prior to formal adoption of a zoning change to City Council; and

WHEREAS, on June 16, the City of Bellbrook Planning Board did meet in an open, public forum to reconsider and fully discuss the details of the request of the applicant, and recommended re-zoning of the lot from R-1B to B4 and rescinding Decision Record PB-22-05 as resolved by Planning Board Decision Record PB-22-06

NOW, THEREFORE, BE IT RESOLVED by the City of Bellbrook Planning Board that:

Section 1. There was a valid motion placed on the floor to reconsider Planning Board Case PB-22-05 and approve the request for re-zoning of 31 S. East Street from R-1B to B-4 and approval of the submitted development plan made by the applicant, Bellbrook Lion's Club (Planning Board Case PB 22-05).

Section 2. This Decision Record shall supersede the previous recommendation made through Decision Record PB-22-05, thereby rescinding that Decision Record.

Section 2. That it is found and determined that all formal actions of the Planning Board relating to the adoption of this Decision Record Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

PLANNING BOARD DECISION RECORD

Item A. Section 8, Item

Resolution No. PB 22-06

June 16, 2022

MOTION STATED BY: and SECONDED BY:

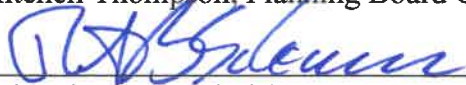
Roll call vote showed 3 Yeas; 0 Nays.

Motion to approve is ADOPTED this 16th day of June, 2022

AUTHENTICATION:



Mitchell Thompson, Planning Board Chair



Rob Schommer, Clerk/Secretary



AGENDA ITEM INFORMATION REPORT

Meeting Type: City Council Meeting

Meeting Date: 6/13/2022

Department: Administration

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

Ordinance

Ordinance 2022-O-7 Re-Introduced as Amended:

TO APPROVE A REZONING FROM SINGLE FAMILY RESIDENTIAL (R-1B) TO CENTRAL BUSINESS DISTRICT (B-4) FOR THE PROPERTY LOCATED AT 31 SOUTH EAST STREET FURTHER IDENTIFIED AS PARCEL L35000200050008900 ON THE GREENE COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD (ZONING CASE PB 22-05) (Harding)

A motion to re-introduce Ordinance 2022-O-7 as amended.

FISCAL IMPACT:

Cost: N/A **Source of Funds:** Choose an item.

Funds Currently Budgeted: Choose an item.

Notes/Implications: Click or tap here to enter text.

PURPOSE AND BACKGROUND:

The Lion's Club applied for a re-zoning to construct a building on their site. The original request for re-zoning was from R-1B to PD-2. The case was heard and approved through Planning Board and the ordinance was introduced to Council. Upon further legal review, it was determined a more suitable re-zoning would be to B-4 (Central Business District). The applicant requested a continuation of Planning Board Case PB-05 to review and re-evaluate the recommended re-zoning. That case will be heard June 16.

It is requested as an anticipatory measure to have council re-introduce the Ordinance as amended to forward to a public hearing for the revised re-zoning.



Bellbrook Lions Club

P.O.Box 111

Bellbrook, Ohio 45305

27 April 2022

City of Bellbrook
Village Review Board
15 East Franklin Street
Bellbrook, Ohio 45305

Board Members,

The Bellbrook Lions Club is requesting permission to build a storage building over an existing concrete slab at 31 South East Street. Once the building is constructed, it will provide inside storage for all festival equipment eliminating the need for the 3 commercial semi-truck trailers. We would also store several of our small food trailers inside which would have a positive impact on the surrounding area.

The building will be of post frame construction with painted steel panels with a lifespan of over 50 years. The colors of the building will be of earth tones with all doors painted to match the subtle scheme of the building. The 42'x104' building will have 14' high exterior walls with a 4x12 pitch roof adding 7'8" for a total height of 21'8". The building will be built over an existing slab of 39'x97' which would increase the footprint 585 sq.ft. This would create little additional surface water run off. With this type of construction, very little ground surface will be disturbed. Any ground that is disturbed will be restored to pre-construction condition.

Sincerely,

A handwritten signature in black ink, appearing to read 'John J. Dorn Jr.', is written over a horizontal line.

John J. Dorn Jr.

Ballbrook Zoning Districts

- A-1 AGRICULTURAL
- B-3 NEIGHBORHOOD BUSINESS
- B-4 CENTRAL BUSINESS DISTRICT
- O-1 OFFICE BUILDING
- PD-1 PLANNED RESIDENTIAL
- PD-2 PLANNED BUSINESS
- R-1A ONE-FAMILY RESIDENTIAL
- R-1AA ONE-FAMILY RESIDENTIAL
- R-1B ONE-FAMILY RESIDENTIAL
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 MULTI-FAMILY RESIDENTIAL
- 100-YEAR FLOOD PLAIN



Description Check
Greene County Engineer's Tax Map Dept.

☒ Legally Sufficient As Described
☐ Legally Sufficient With Corrections Noted
☐ Legally Insufficient, New Survey Required

Date: 5/9/17 By: [Signature]
Par ID Dist 135 BK 2 PG 5 PAR 71

0.6730 Ac
on [Signature]

MM#89

LOUIS A. GREEN AND ASSOCIATES
Land Planners-Surveyors-Engineers



Louis A. Green, P.S.
5820 STATE ROUTE 734, JAMESTOWN, OHIO 45335
Phone 937-675-6400
greenresources@att.net

**LEGAL DESCRIPTION OF PART OF THE BOARD OF EDUCATION
OF SUGARCREEK TOWNSHIP LAND TO BE CONVEYED TO THE
BELLBROOK LIONS CLUB**

Located in Section 32, Town 3, Range 6, City of Bellbrook, Greene County, Ohio,
and being further described as follows:

Beginning at an iron pin set at the intersection of the south right-of-way line of
East Franklin Street with the east right-of-way line of South East Street, said pin also
being the northwest corner of the Bellbrook United Methodist Church Plat, as
recorded in Plat Cabinet 34, Slide 613A, of the Plat Records of Greene County,
Ohio, thence in a southwardly direction with said east right-of-way line of South East
Street on a bearing of south no degrees thirty minutes no seconds (00°30'00") west
for a distance of three hundred two and 02/100 (302.02) feet to a P.K. spike set at
the southwest corner of said Bellbrook United Methodist Church Plat and northwest
corner of land conveyed to the Board of Education of Sugarcreek Township, by deed
recorded in Volume 131, Page 301 of the Deed Records of Greene County, Ohio,
this course passes an iron pin found at 289.75 feet;

Thence in an eastwardly direction with the south line of said Bellbrook United
Methodist Church Plat and north line of said Board of Education of Sugarcreek
Township land for the following three courses:


- 1) North eighty-nine degrees twenty-seven minutes forty-eight seconds ($89^{\circ}27'48''$) east for a distance of one hundred twenty and 06/100 (120.06) feet to a P.K. Spike set;
- 2) Thence in a northwardly direction on a bearing of north no degrees fifty-seven minutes thirty-six seconds ($00^{\circ}57'36''$) east for a distance of four and 28/100 (4.28) feet to a P.K. Spike set, and;
- 3) Thence in an eastwardly direction becoming the south line of land conveyed to Kenneth McDaniel, by deed recorded in Volume 3011, Page 601, of the Official Records of Greene County, Ohio, on a bearing of south eighty-nine degrees eight minutes thirty seven seconds ($89^{\circ}08'37''$) east for a distance of one hundred seventy-two and 84/100 (172.84) feet to an iron pin set at the true point of beginning for the land herein described;

Thence continuing in an eastwardly direction with the south line of said McDaniel land, becoming the south line of land conveyed to Ronald E. Browning, by deed recorded in Volume 2547, Page 863, of said Official Records, and also the south line of land conveyed to Ashley R. and Dustin L. Fugate, by deed recorded in Volume 3702, Page 779, of said Official Records, and following an existing 10' chain link fence, on a bearing of south eighty-seven degrees fifty-seven minutes thirty-four seconds ($87^{\circ}57'34''$) east for a distance of three hundred seventeen and 97/100 (317.97) feet to a 3" steel fence corner post;

Thence in a southwardly direction following an existing 10' chain line fence on a bearing of south one degree fifty-two minutes twenty-one seconds ($01^{\circ}52'21''$) east for a distance of eighty-four and 59/100 (84.59) feet to a 3" steel fence corner post;

Thence in a westwardly direction following said 10' chain line fence on a bearing of south eighty-nine degrees twenty minutes seven seconds ($89^{\circ}20'07''$) west for a distance of three hundred nineteen and 37/100 (319.37) feet to a P.K. Spike set;

Thence in a northwardly direction on a bearing of north no degrees forty minutes forty-eight seconds ($00^{\circ}40'48''$) west for a distance of ninety-nine and 58/100 (99.58)

Greene County
Ohio

feet to the true point of beginning and containing 6730/10,000 (0.6730) acres (29,317 sq. ft.) and being subject to all easements and restrictions of record.

EoC
1:349605

Also conveyed with the above described tract is an easement for ingress/egress running from South East Street to the west line of the above described 0.3224 acre tract, said easement being further describes as follows: Beginning at an iron pin set at the intersection of the south right-of-way line of East Franklin Street with the east right-of-way line of South East Street, said pin also being the northwest corner of the Bellbrook United Methodist Church Plat, as recorded in Plat Cabinet 34, Slide 613A, of the Plat Records of Greene County, Ohio, thence in a southwardly direction with said east right-of-way line of South East Street on a bearing of south no degrees thirty minutes no seconds (00°30'00") east for a distance of three hundred thirty-four and 64/100 (334.64) feet to a P.K. spike set on the true point of beginning for the centerline of the easement herein described, said easement being ten and no/100 (10.00) feet in width adjacent to and five and no/100 (5.00) feet on either side of the following three courses;

- 1) South eighty-nine degrees thirty minutes no seconds (89°30'00") east for a distance of one hundred thirty and no/100 (130.00) feet;
- 2) South sixty-nine degrees fifty-six minutes seven seconds (69°56'07") east for a distance of sixty-nine and 24/100 (69.24) feet to a point, and;
- 3) South eighty-nine degrees eight minutes thirty-seven seconds (89°08'37") east for a distance of one hundred three and 35/100 (103.35) feet to the point of terminus of said centerline

The reference bearing for this survey is North 00°30'00" East which is the bearing for South East Street as determined by the Bellbrook United Methodist Church Plat as recorded in Plat Cabinet 34, Slide 613A of the Plat Records of Greene County, Ohio.

The above tract is out of land conveyed to the Board of Education of Sugarcreek Township by deed recorded in Volume 131, Page 301, of the Deed Records of Greene County, Ohio.

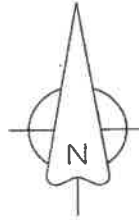
The above description is based on a field survey conducted by Louis A. Green, Registered Surveyor No. 6147, completed May 4, 2017.

Survey No. 6147
Greene County, Ohio
Record No. 45-184

LSA

0' 80' 160' 240'

Scale 1" = 80'



LOT 1
BELLBROOK UNITED METHODIST CHURCH PLAT
Plat Cch. 34, Slide 8134
1.380 Ac.

NOTES:
The reference bearing for this survey is N 00° 30' 00" E, which is the bearing for South East Street as determined by the Bellbrook United Church Plat recorded in Plat Cch. 34, Slide 8134, of the Plat Records of Greene County, Ohio.
All iron pins and crosses found or set are in good condition unless otherwise noted.
All iron pins set are 3/4" rebar with identifying surveyor caps.
All acreage shown on adjacent properties has been taken from Greene County Tax Map data.

Board of Education of Sugar Creek Township
D.Vol. 131, Pg. 301
3.11 Ac.

Prepared By:
Linda A. Green & Associates
3820 SL Rt. 734
Jamestown, Ohio 45385
(937) 675-6400

Prepared For:
Bellbrook Laena Club
P.O. Box 121
Bellbrook, Ohio 45305

SURVEYED BY: David L. [Signature]
REC. SURVEYOR NO. 6147
APPROVED GREENE COUNTY ENGINEER
By [Signature] Date 5/17
APPROVED BY: [Signature]
ZONING R-2 DATE 6-6-17
[Signature]
RPCC, CITY, OR VILLAGE DATE



GRANTOR Bd. of Ed. of Sugar Creek Twp.
GRANTEE Bellbrook Lions Club
LOCATION _____
Section 22 Town 3 Range 6
or Survey No. _____
City of Bellbrook TOWNSHIP
CREENE COUNTY, OHIO
DATE May 4, 2017



Bellbrook Lion's Storage Building Plot Plan 1

Red Boundary lines indicate the property lines of the parcel

Blue area indicates the easement included in the deed continuing out to South East Street

Location of 3 electrical 200 amp service panels



Bellbrook Lion's Storage Building Plot Plan 2

*Building Site over existing concrete slab

Access Easement described in the attached survey

Topography lines illustrate existing elevations and drainage flow

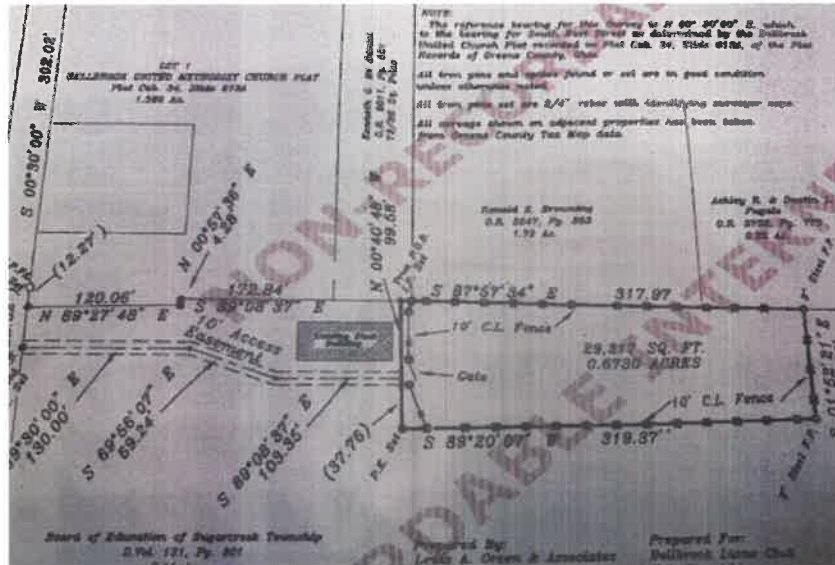


The building (42'x104'=4368 sq ft) will be built over an existing concrete slab (39'x97'=3783 sq ft). There will be an increase of 585 sq ft which will create very little surface water run off.

A blue arrow in the drawing indicates the direction of run off.

Other Pictures of reference:

Item A. Section 8, Item



Deeded access easement drawing to South Street

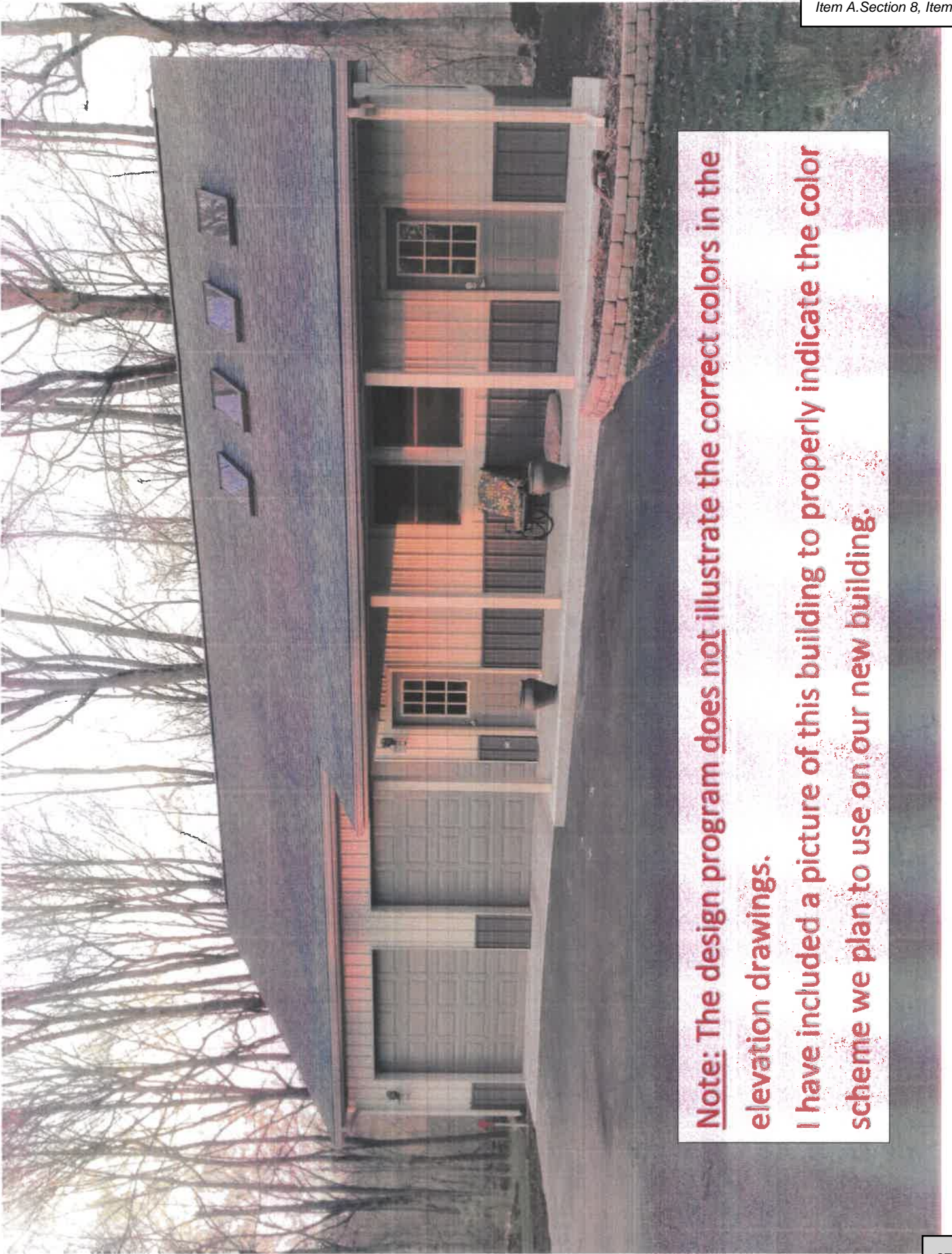


39'x97' Existing Concrete Slab. Looking from the west end of the property.



Rear yard 10' high fence with a Natural Barrier of large trees, bushes and other growth.

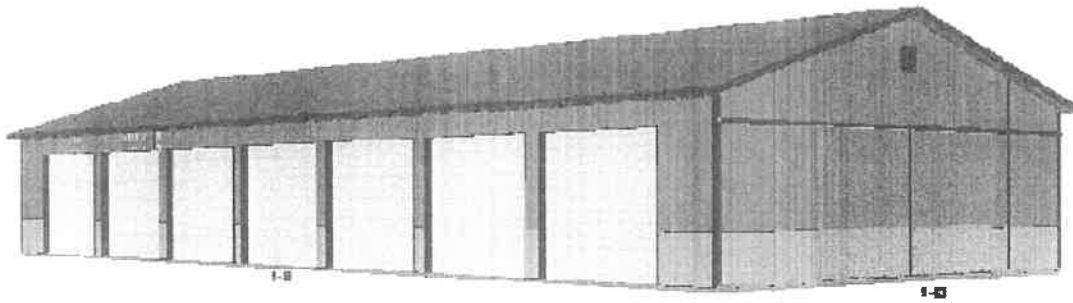
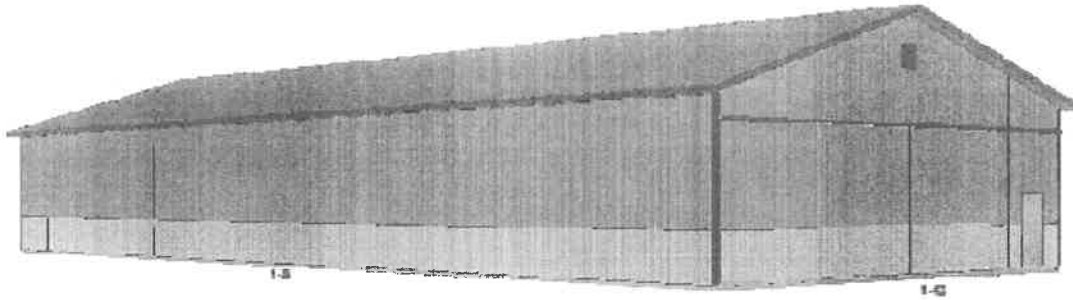
Item A. Section 8, Item



Note: The design program does not illustrate the correct colors in the elevation drawings.

I have included a picture of this building to properly indicate the color scheme we plan to use on our new building.

Elevation Views



Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products select one of the links below or visit us on the web at www.midwestmanufacturing.com.

Premium Steel Panels - Pro-Rib and Premium Pro-Rib steel panels are your best options for steel panels in the market.

- Steel Panels are Grade 80 (full hard steel).
- Prepainted zinc phosphate coating for superior paint adhesion - available in multiple colors.
- Pro-Rib features a limited 40 year paint warranty.
- Premium Pro-Rib has a limited lifetime paint warranty.
- All painted panels are ENERGY STAR rated, using a Cool Chemistry paint system.
- Pro-Rib and Premium Pro-Rib panels are UL Certified for Wind Uplift UL 580, Fire Resistance UL 790, Impact Resistance of Roof UL 2218.
- Pro-Rib and Premium Pro-Rib panels are IRC and IBC compliant.

Engineered Trusses - Post frame trusses are specifically engineered to meet your application and geographic location.

- All Midwest Manufacturing trusses can be supplied with engineered sealed prints.
- TPI approved and third party inspected.

Laminated Columns - Designed to replace standard treated posts as vertical supports in Post Frame Construction.

- Columns 20' or less are treated full length.
- Lifetime Warranty against rot and decay.
- Columns over 20' in length are reinforced with 20 gauge stainless steel plates at each splice location.
- Lower portion of columns treated for in ground use.
- Rivet Clinch Nails provide superior holding power.
- Columns provide superior truss to pole connection.

Pressure Treated Lumber - All treated post and grade board used in your building will safely and effectively resist decay.

- Treated to AWPA compliance.
- Post and grade board offer a lifetime warranty against rotting and decay.

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

Building Information

1. Building Use:	Code Exempt
2. Width:	42 ft
3. Length:	104 ft
4. Inside Clear Height:	14 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in

Wall Information

1. Post Type:	Posts
2. Post Spacing:	8 ft
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Pinewood
6. Wainscot Size:	48 in
7. Wainscot Color:	Galvanized
8. Sidewall B Wainscot:	Yes
9. Sidewall A Wainscot:	Yes
10. Trim Color:	Light Gray
11. Endwall D Wainscot:	Yes
12. Endwall C Wainscot:	Yes
13. Sidewall A Eave Light:	None
14. Sidewall B eave light:	None
15. Wall Fastener Location:	In the Flat
16. Bottom Trim:	Yes
17. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Beige
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	1 ft
8. Sidewall Overhangs:	1 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	Beige
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	18"x24"
4. Gable Vent Quantity:	2
5. Gable Vent Color:	Light Gray
6. Cupola Size:	None
7. Gutters:	No
8. End Cap:	No
9. Mini Print:	Hardcopy and E-mail

Doors & Windows

Name	Size	Wall
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Overhead Door	12' x 12'	1-B
Service Door	36"x80"	1-C
Sliding Door	21'x12'	1-C
Sliding Door	21'x12'	1-D

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

JTR00495924

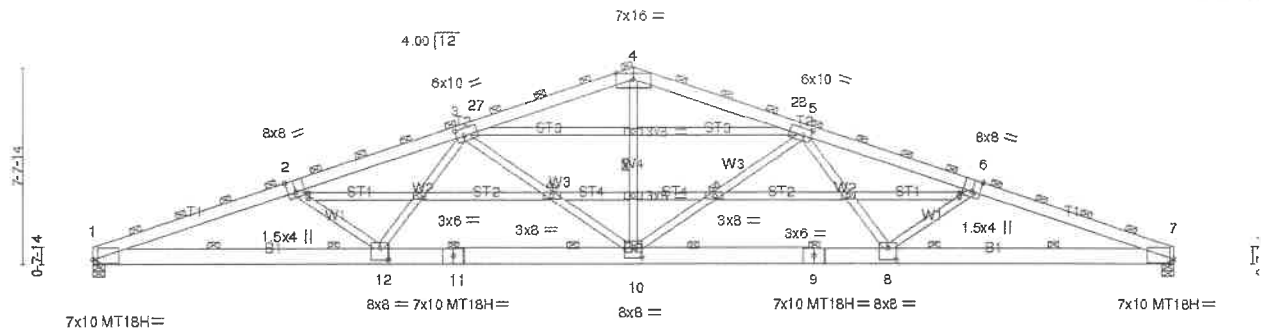
P428E

Auto Reference Optional

Midwest Manufacturing Eau Claire, WI 54703

7:40 s Nov 10 2015 MITek Industries, Inc. Wed Dec 21 13:23:02 2016 Page 1
ID:vu7i??QW9ZvRi7qjY?2Hly7S4N-KMZJ8sYmzV?yWjOCasOV?zLC_5gcZRhtOCcZ?y8k0

0-0-0 2-6-0 2-7-12 5-1-12 7-10-2 6-6-13 14-5-3 5-3-13 21-0-0 6-6-13 27-5-13 6-6-13 34-1-10 7-10-2 42-0-0
Scale = 1/80



0-0-0	2-6-0	2-7-12	5-1-12	6-0-0	11-1-12	9-10-4	21-0-0	9-10-4	30-10-4	11-1-12	42-0-0
Plate Offsets (X,Y) [1:0-2-0,0-1-13], [2:0-3-12,Edge], [3:0-3-10,0-3-8], [5:0-3-10,0-3-8], [6:0-3-12,Edge], [7:0-2-0,0-1-13], [8:0-4-0,0-5-8], [10:0-4-0,0-4-8], [12:0-4-0-5-8]											
LOADING (psf)											
TCLL (roof)	20.0	SPACING-		9-0-0	CSI.		DEFL.		PLATES		GRIP
Snow (Ps/Pg)	11.3/20.0	Plate Grip DOL	1.15	TC	0.89	in (loc)	Vdefl	L/d	MT20	197/144	
TCDL	4.0	Lumber DOL	1.15	BC	0.86	Vert(LL)	-0.69 8-10	>726	240	MT18H	244/190
BCLL	0.0	Rep Stress Incr	NO	WB	0.86	Vert(CT)	-0.87 8-10	>578	180		
BCDL	1.0	Code IBC2015/TP12014		(Matrix-M)		Horz(CT)	0.22 7	n/a	n/a	Weight: 308 lb	FT = 2

LUMBER-

TOP CHORD 2x6 SPF 2100F 1.8E "Except"
T1: 2x6 SP 2400F 2.0E
BOT CHORD 2x8 SP 2400F 2.0E
WEBS 2x4 SPF Stud "Except"
W3,W4: 2x4 SPF No.2
OTHERS 2x4 SPF Stud

BRACING-

TOP CHORD 2-0-0 oc purlins (2-3-0 max.).
BOT CHORD 5-0-0 oc bracing.
WEBS 1 Row at midpt 3-10, 4-10, 5-10

REACTIONS. (lb/size) 1=3089/0-5-8 (min. 0-3-15), 7=3089/0-5-8 (min. 0-3-15)
Max Horz 1=463(LC 12)
Max Uplift 1=2175(LC 8), 7=2175(LC 9)
Max Grav 1=4725(LC 2), 7=4725(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 1-2=11839/5329, 2-3=10550/4813, 3-27=7690/3412, 4-27=7286/3462,
4-28=7286/3463, 5-28=7690/3412, 5-6=10550/4815, 6-7=11839/5331
BOT CHORD 1-12=5141/11019, 11-12=3941/9127, 10-11=3941/9127, 9-10=3601/9127,
8-9=3601/9127, 7-8=4803/11019
WEBS 2-12=1596/1064, 3-12=684/1433, 3-10=2696/1628, 4-10=1466/3253,
5-10=2696/1630, 5-8=686/1433, 6-8=1596/1065

JOINT STRESS INDEX

1 = 0.99, 2 = 0.87, 3 = 0.50, 4 = 0.95, 5 = 0.50, 6 = 0.87, 7 = 0.99, 8 = 0.53, 9 = 0.86, 10 = 0.80, 11 = 0.86, 12 = 0.53, 13 = 0.79, 14 = 0.59, 15 = 0.72, 16 = 0.25,
17 = 0.72, 18 = 0.59, 19 = 0.79 and 20 = 0.25

Continued on page 2

JTRE00485324

P42SE

GABLE

Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI 54703

7:40:13 Nov 13 2015 MITek Industries, Inc. Wed Dec 21 13:29:02 2016 Page 2
ID: vJ7P7QWzZvRt7qjY2Hly7S4N-KMZJ8sYmzV7yWjQcasOV7zLC_5gcZRhtfCtZ7y6k0**NOTES- (15)**

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-10; Vult=105mph (3-second gust) Vasc=83mph. TCCL=3.0psf, BCDL=1.0psf, h=25ft, Cat. I; Exp C; enclosed; MWFRS (envelope) gable end zone, cantilever left and right exposed, end vertical left and right exposed, Lumber DOL=1.60 plate grip DOL=1.60 (Actual dead loads used per ANSI/TPI-1)
- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI-1.
- 4) TCCL: ASCE 7-10; Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=20.0 psf (ground snow); Ps=11.3 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category I; Exp C; Fully Exp.; Ct=1.2; Unobstructed slippery surface
- 5) Roof design snow load has been reduced to account for slope.
- 6) Unbalanced snow loads have been considered for this design.
- 7) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
- 8) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 9) All plates are MT20 plates unless otherwise indicated.
- 10) Horizontal gable studs spaced at 2'-6" oc.
- 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 12) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 2175 lb uplift at joint 1 and 2175 lb uplift at joint 7.
- 13) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI-1.
- 14) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- 15) Plate Approval Numbers: ESR-1988 and ESR-1352.

LOAD CASE(S) Standard

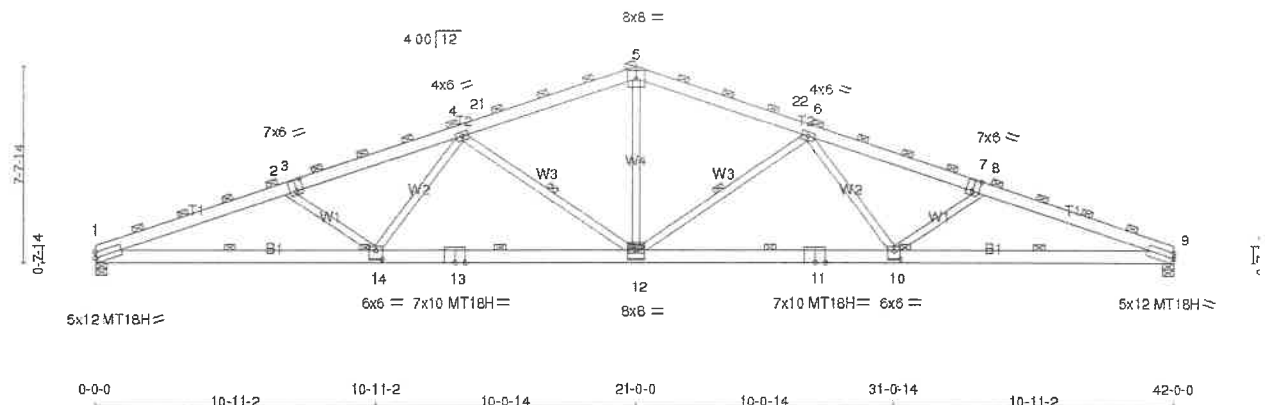
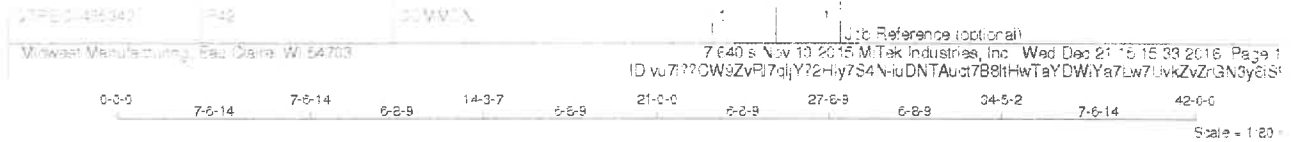


Plate Offsets (X,Y) -- [3:0-3-0-0-5-4], [7:0-3-0-0-5-4], [10:0-3-0-0-4-0], [14:0-3-0-0-4-0]									
LOADING (psf)		SPACING		CSI		DEFL.		PLATES	
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.82	Vert(LL)	-0.75 10-12	MT20	197/144
Snow (Ps/Pg)	11.3/20.0	Lumber DOL	1.15	BC	0.78	Vert(CT)	-0.94 10-12	MT18H	197/144
TCDL	4.0	Rep Stress Incr	NO	WB	0.80	Horz(CT)	0.28 9		
BCLL	0.0	Code IBC2015/TPI2014		(Matrix-M)			n/a		
BCDL	1.0							Weight: 203 lb	FT = 2

LUMBER-		BRACING-	
TOP CHORD	2x6 SPF 2100F 1.8E	TOP CHORD	2-0-0 oc purlins (2-5-8 max.).
BOT CHORD	2x6 SPF 2100F 1.8E	BOT CHORD	5-6-0 oc bracing.
WEBS	2x4 SPF Stud "Except"	WEBS	1 Row at midpt
	W3,W4: 2x4 SPF No.2		4-12, 6-12

REACTIONS.	
(lb/size)	1=2745/0-5-8 (min. 0-5-5), 9=2745/0-5-8 (min. 0-5-5)
Max Horz	1=-244(LC 13)
Max Uplift	1=-1175(LC 8), 9=-1175(LC 9)
Max Grav	1=4200(LC 2), 9=4200(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.	
TOP CHORD	1-2=-10493/2909, 2-3=-9320/2561, 3-4=-9291/2614, 4-21=-6806/1877, 5-21=-6439/1922, 5-22=-6439/1922, 6-22=-6806/1877, 6-7=-9291/2615, 7-8=-9320/2562, 8-9=-10493/2911
BOT CHORD	1-14=-2772/9743, 13-14=-2113/8110, 12-13=-2113/8110, 11-12=-1944/8110, 10-11=-1944/8110, 9-10=-2605/9743
WEBS	2-14=-1413/606, 4-14=-316/1245, 4-12=-2423/910, 5-12=-794/2867, 6-12=-2423/910, 6-10=-318/1245, 8-10=-1413/607

JOINT STRESS INDEX	
1 = 0.82, 2 = 0.00, 3 = 0.71, 4 = 0.65, 5 = 0.78, 6 = 0.65, 7 = 0.71, 8 = 0.00, 9 = 0.82, 10 = 0.63, 11 = 0.78, 12 = 0.62, 13 = 0.78 and 14 = 0.63	

NOTES- (13)	
1) Unbalanced roof live loads have been considered for this design.	
2) Wind: ASCE 7-10; Vu11=105mph (3-second gust) Vsd=83mph; TCDL=3.0psf; BCDL=1.0psf; h=25ft; Cat. I; Exp C; enclosed; MWFRS (envelope); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60	
3) Maximum DOL=1.60 (Actual dead loads used per ANSI/TPI-1)	

QTRF00425042

P42

COMMON

Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI 54703

7840 s Nov 10 2015 M.Tek Industries, Inc Wed Dec 21 15:33 2016 Page 2
ID:vu71?2CW2ZvR7qjY?2Hly7S4N-iuDNtAuct7B8itHwTaYDW:Ya7Lw7UvkZvZrGN3y0iS**NOTES- (13)**

- 3) TOLL: ASCE 7-10: Pr=20.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=20.0 psf (ground snow); Ps=11.3 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category I; Exp C; Fully Exp.; Ct=1.2; Unobstructed slippery surface
- 4) Roof design snow load has been reduced to account for slope.
- 5) Unbalanced snow loads have been considered for this design.
- 6) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
- 7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 8) All plates are MT20 plates unless otherwise indicated.
- 9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 10) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (j1=1b) 1=1175, 9=1175.
- 11) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 12) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- 13) Plate Approval Numbers: ESR-1988 and ESR-1352.

LOAD CASE(S) Standard



To: Planning Board

From: Jason Foster, Community Development Administrator

Date: May 19, 2022

Subject: Staff Report for Proposed Rezoning and Development Plan at 31 S. East St.

Summary of the Request

The applicant, the Bellbrook Lion's Club, is requesting the re-zoning and development plan for the property located at 31 S. East St. The property is currently zoned R-1B. The applicant wishes to rezone the property to PD-2, planned business, to construct a 4,368 square foot building. The proposed building will be used to store the Club's festival items. With the new building, the Lion's Club would be able to remove the several semi-trailers currently residing on the property.

Applicant Information

The Bellbrook Lion's Club

Current Zoning District

R-1B

Parcel Identification

L35000200050008900

Additional Actions or Next Steps to be taken by the City

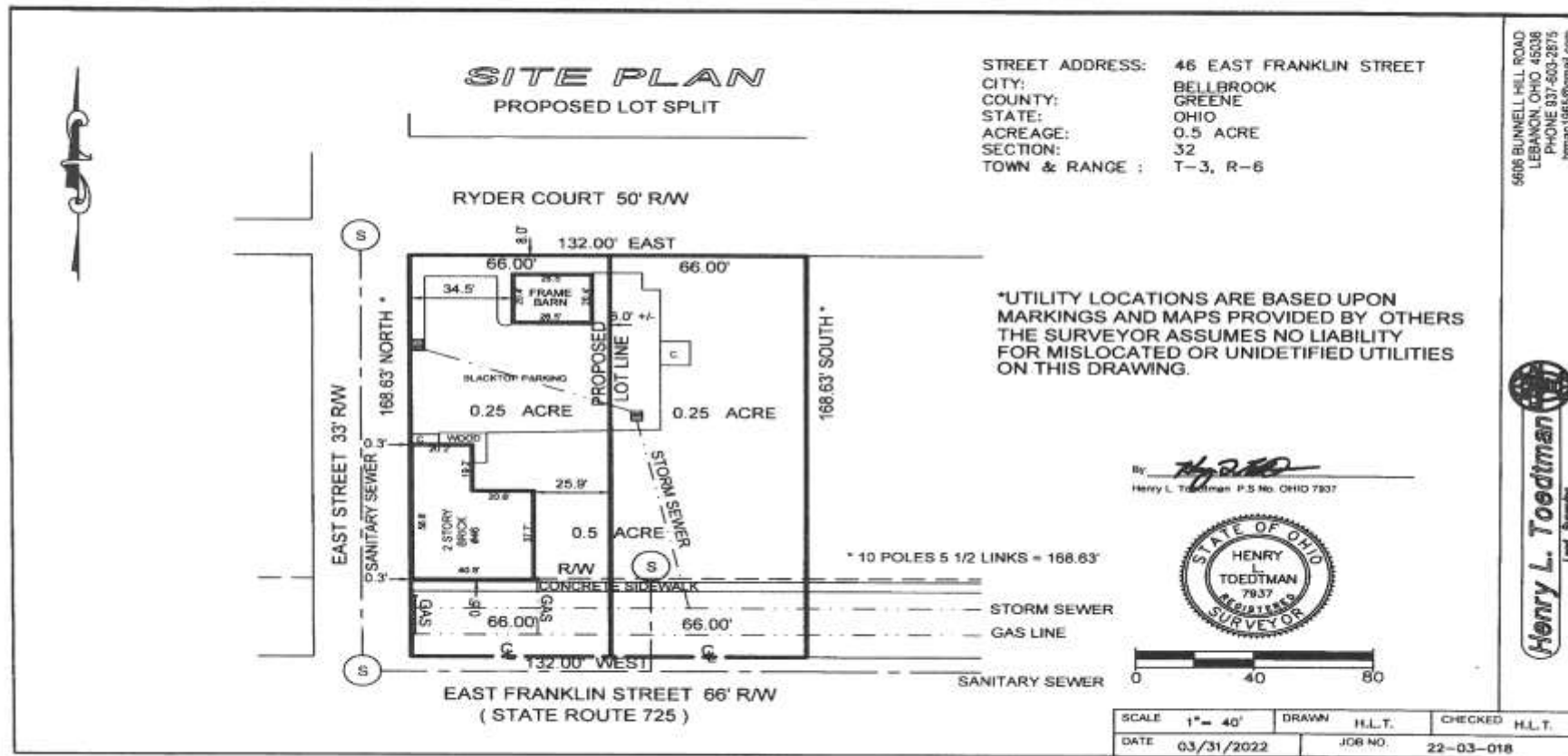
The recommendation of Planning Board will be presented to City Council for final approval.

Applicant's Reason for the Request

The applicant wishes to re-zone to PD-2 from R-1B to allow the construction of a storage building to manage the items and structures for the Lion's Club festival. The applicant also wishes to remove the semi-trailers from the property to organize and clean up the lot.

Surrounding Land Use within 1,000 Feet
B-4, R-1A, R-1B, A
Previous Related Development Decisions in the Immediate Area (3-5 Years)
The Village Review Board heard the case for the storage building at its May meeting
Comprehensive Plan Applied to the Geographical Area
The comprehensive plan encourages new development in the old village district.
Existing Public Utilities
N/A
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
N/A
Comments from City and County Agencies
No other City or County agency had comment
Supporting Maps & Graphics
See attached presentation
Staff Recommendation
Staff recommends the approval the re-zoning from R-1B to PD-2 and the approval of the development plan to construct a 4,368 square foot storage building.

46 E Franklin Street



31 S East St.



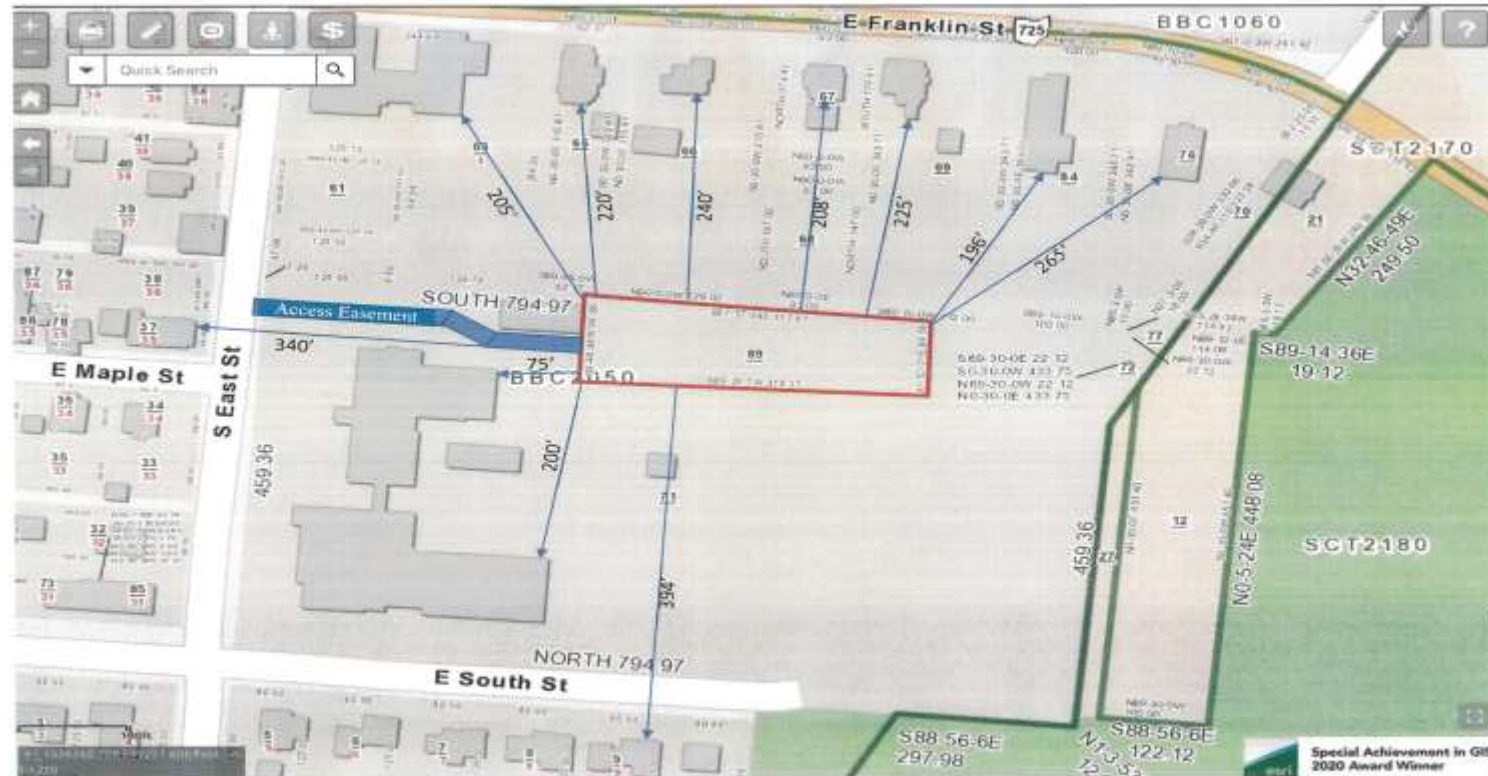
Bellbrook Lion's Storage Building Plot Plan 1

$\frac{1}{4}'' = 10\text{ft}$

Red Boundary lines indicate the property lines of the parcel

Blue area indicates the easement included in the deed continuing out to South East Street

31 S East St.



Bellbrook Lion's Storage Building Plot Plan 2

1" = 130ft

Red Boundary lines indicate the property lines of the parcel

Blue area indicates the easement included in the deed continuing out to South East Street

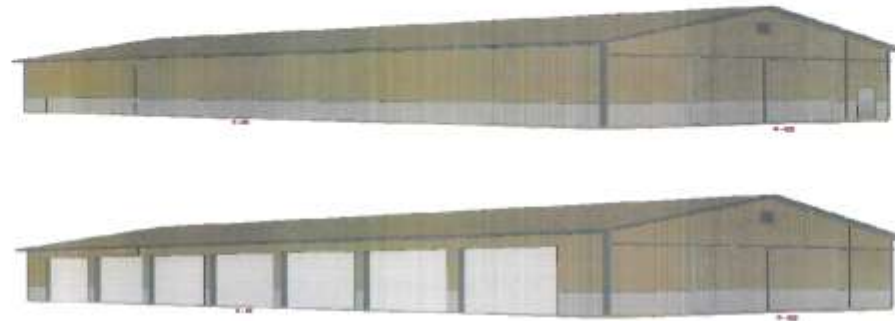
31 S. East St.

Design #: 338952576666
Store: FAIRBORN



Post Frame Building Estimate
Date: Apr 7, 2022 10:59:19 AM

Elevation Views



File Attachments for Item:

B. Ordinance 2022-O-8 AUTHORIZING THE CITY MANAGER TO SUBMIT THE TAX BUDGET FOR FISCAL YEAR 2023 TO THE GREENE COUNTY AUDITOR, AND DECLARING AN EMERGENCY (Cyphers)

AGENDA ITEM INFORMATION REPORT



Meeting Type: City Council Meeting

Meeting Date: 6/13/2022

Department: Finance

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

Ordinance

Ordinance 2022-O-8 AUTHORIZING THE CITY MANAGER TO SUBMIT THE TAX BUDGET FOR FISCAL YEAR 2023 TO THE GREENE COUNTY AUDITOR, AND DECLARING AN EMERGENCY (Cyphers)

FISCAL IMPACT:

Cost: N/A **Source of Funds:** Choose an item.

Funds Currently Budgeted: Choose an item.

Notes/Implications: Click or tap here to enter text.

PURPOSE AND BACKGROUND:

This Ordinance will approve the Tax Budget to be submitted to Greene County Auditor. The Tax budget is based on projected revenues and does not include actual appropriations. The budget is used as an estimate to authorize projected revenues from taxes and disbursement of Local Government Funds.

The tax budget requires a Public Hearing prior to submission. The Ordinance is written as an Emergency in order to meet the required deadline of July 20.

NOTICE OF PUBLIC HEARING



City Council Public Hearing

Monday June 27, 2022 7:00 pm
City Council Chambers 15 E. Franklin Street

**There will be an open Public Hearing by the Bellbrook
City Council regarding Ordinance No.2022-O-8**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No2022-O-8

Ordinance 2022-O-8

**AUTHORIZING THE CITY MANAGER TO SUBMIT THE TAX BUDGET FOR FISCAL YEAR 2023
TO THE GREENE COUNTY AUDITOR, AND DECLARING AN EMERGENCY**

Monday June 27, 2022 07:00 pm in the Council Chambers 15 E. Franklin Street.
The public is welcome to attend or send comments to the Clerk of Council at
clerk@cityofbellbrook.org. A copy of the Ordinance is attached.

Agenda and additional meeting information available at www.cityofbellbrook.org

Posted 6/14/2022

RECORD OF ORDINANCES

Item B. Section 8, Item

Ordinance No. 2022-O-8

June 27, 2022

City of Bellbrook State of Ohio

Ordinance No. 2022-O-8

AUTHORIZING THE CITY MANAGER TO SUBMIT THE TAX BUDGET FOR FISCAL YEAR 2023 TO THE GREENE COUNTY AUDITOR, AND DECLARING AN EMERGENCY

WHEREAS, the City is required to prepare and submit the tax budget for 2023 to the Greene County Auditor by July 20, 2022; and

WHEREAS, prior to submitting, there must be a public hearing of the tax budget.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. The Tax Budget for fiscal year 2023 as attached hereto is approved for submission to the Greene County Auditor to guarantee the City's eligibility for the allocation of local government funds in 2023

Section 2. That there was a public hearing noticed at least ten (10) days prior to approving the tax Budget

Section 3. This Ordinance is declared to be an emergency measure necessary to meet a public emergency affecting health, safety, morals or the public welfare, or a special emergency in the operation of a Municipal department, and for the further reason that in order to receive Local Government Funding, this Tax Budget must be filed by July 20, 2022; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council

Section 4. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED BY City Council this ____ day of ____ 2022.

____ Yeas; ____ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney


ALTERNATIVE ALLOCATION

Pursuant to Section 5747.53 O.R.C., and in compliance with Section 143 (A) (3) of Amended S.H.B. 111,
the Local Government Fund determination has been made, based upon the Board of Taxation
and the Office of Budget and Management the estimated amount of \$5,419,680.00 to be received in 2022
from the Ohio Department of Taxation are apportioned as follows:


LOCAL GOVERNMENT REVENUE

<u>DISTRICTS</u>	<u>PERCENTAGE</u>	<u>AMOUNT</u>
BATH TOWNSHIP	1.33%	72,232.30
BEAVERCREEK TOWNSHIP	1.83%	99,142.31
CAESARSCREEK TOWNSHIP	0.24%	12,895.39
CEDARVILLE TOWNSHIP	0.25%	13,768.59
JEFFERSON TOWNSHIP	0.16%	8,414.25
MIAMI TOWNSHIP	0.85%	45,889.54
NEW JASPER TOWNSHIP	0.46%	24,730.85
ROSS TOWNSHIP	0.19%	10,473.94
SILVERCREEK TOWNSHIP	0.38%	20,441.90
SPRING VALLEY TOWNSHIP	0.58%	31,292.80
SUGARCREEK TOWNSHIP	0.96%	52,266.99
XENIA TOWNSHIP	<u>2.04%</u>	<u>110,715.84</u>
TOTAL TOWNSHIPS	9.27%	502,264.70
FAIRBORN CITY	15.93%	863,483.83
BEAVERCREEK CITY	9.16%	496,730.93
CEDARVILLE VILLAGE	1.05%	57,251.75
BOWERSVILLE VILLAGE	0.09%	4,829.44
YELLOW SPRINGS VILLAGE	1.98%	107,052.35
CLIFTON VILLAGE	0.09%	5,088.90
JAMESTOWN VILLAGE	0.68%	36,700.20
SPRING VALLEY VILLAGE	0.26%	13,828.04
BELLBROOK CITY	1.95%	105,446.37
XENIA CITY	<u>14.54%</u>	<u>788,148.85</u>
TOTAL CITIES AND VILLAGES	45.73%	2,478,560.66
GREENE COUNTY PARK DISTRICT	4.37%	236,554.06
BELLBROOK-SUGARCREEK PARK DISTRICT	0.23%	12,580.37
BEAVERCREEK PARK DISTRICT	<u>0.40%</u>	<u>21,848.23</u>
TOTAL PARKS	5.00%	270,982.66
GREENE COUNTY	40.00%	<u>2,167,871.98</u>
GRAND TOTALS	<u>100.00%</u>	5,419,680.00


Also, in compliance with uncodified Section 557.12 of H.B.66, the County Library and Local Governmen
Support Fund Certification estimate for 2022 is \$5,443,781.00



David A. Graham, Secretary
Greene County Budget Commission
Auditor of Greene County, Ohio



Craig A. Hagler
Treasurer of Greene County, Ohio



Cheri Stout for David D. Hayes
Prosecutor of Greene County, Ohio

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	Maximum Rate Authorized to be Levied	Tax Year County Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column 3)
GENERAL FUND:		
Current Expense Levy authorized by voters on 11 / 2 / 2021	1.30	\$225,000
not to exceed 5 years. Authorized under Sect. , R.C. TY 2022-2026		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION	1.30	\$225,000
SPECIAL LEVY FUNDS:		
Police Fund, Levy authorized by voters on 11 / 7 / 2006	3.90	\$672,000
not to exceed Indef years. Authorized under Sect. , R.C.		
Police Fund, Levy authorized by voters on 11 / 8 / 2011	2.90	\$510,000
not to exceed Indef years. Authorized under Sect. , R.C.		
Police Fund, Levy authorized by voters on 11 / 4 / 2003	2.50	\$403,000
not to exceed Indef years. Authorized under Sect. , R.C.		
Fire Fund, Levy authorized by voters on 11 / 3 / 1998	3.90	\$546,000
not to exceed Indef years. Authorized under Sect. , R.C.		
Fire Fund, Levy authorized by voters on 5 / 5 / 2009	2.00	\$352,000
not to exceed Indef years. Authorized under Sect. , R.C.		
Fire Fund, Levy authorized by voters on 5 / 8 / 2018	1.75	\$328,000
not to exceed Indef years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
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not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
Fund, Levy authorized by voters on / /		
not to exceed years. Authorized under Sect. , R.C.		
TOTAL SPECIAL LEVY FUNDS:	16.95	\$2,811,000

COUNTY AUDITOR'S ESTIMATE

Item B. Section 8, Item

Tax Levies and Rates for 2022, in Bellbrook City/Village
YearEstimated Tax Valuation \$ 217,549,940

	Amount Approved By Budget Commission	County Auditor's Estimate of Rate in Mills
LEVIES WITHIN 10 MILL LIMITATION	XXXXXXXXXXXXXX	XXXXXXXXXXXXXX
County		
Township		
School		
Village		
City		
TOTAL		
LEVIES OUTSIDE OF 10 MILL LIMITATION		
County		
Township		
School		
Village		
City		
State		
TOTAL		
TOTAL LEVY FOR ALL PURPOSES		

Deputy Auditor

County Auditor

YearFOR FISCAL YEAR
BEGINNING JANUARY 1, Year

City/Village

BUDGET OF

COUNTY

GENERAL FUND**For
2020
Actual****For
2021
Actual****Current Year
Projected
2022****Budget Year
Projected
2023****REVENUE**

Local Taxes

Total Local Taxes

\$	637,769	\$	708,619	\$	797,000	\$	803,000
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Total Intergovernmental Revenues

201,869	249,978	192,421	193,864
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Charge for Services

19,408	20,550	19,000	19,143
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Special Assessments

-	-	-	-
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Fines, Licenses, and Permits

119,178	135,775	116,950	117,827
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Investment Earnings

54,953	52,298	50,000	50,375
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Miscellaneous

980	1,151	1,000	1,008
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TOTAL REVENUE

\$	1,034,157	\$	1,168,371	\$	1,176,371	\$	1,185,217
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EXPENDITURES**General Fund****Total Expenses**

445,021	518,009	560,000	576,800
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Other Uses of Funds

Transfer to the Police Fund

150,000	150,000	110,000	110,000
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Transfer to the Fire Fund

25,000	50,000	50,000	50,000
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Transfer to the Capital Improvement Fund

597,600	350,000	300,000	-
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Total Other Uses of Funds

772,600	550,000	460,000	160,000
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TOTAL EXPENDITURES

\$	1,217,621	\$	1,068,009	\$	1,020,000	\$	736,800
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GENERAL FUND	For 2020 Actual	For 2021 Actual	Current Year Projected 2022	Budget Year Projected 2023
Revenues over/(under) Expenditures	\$ (183,464)	\$ 100,362	\$ 156,371	\$ 448,417
Beginning Unencumbered Balance	\$ 2,089,167	\$ 1,899,522	\$ 1,982,534	\$ 2,138,905
Ending Cash Fund Balance	\$ 1,905,703	\$ 1,999,884	\$ 2,138,905	\$ 2,587,322
Estimated Encumbrances (outstanding at year end)	\$ 6,181	\$ 17,350	\$ -	\$ -
Estimated Ending Unencumbered Fund Balance	\$ 1,899,522	\$ 1,982,534	\$ 2,138,905	\$ 2,587,322

POLICE LEVY FUND	For 2020 Actual	For 2021 Actual	Current Year Projected 2022	Budget Year Projected 2023
REVENUE				
Property Tax	1,383,150	1,396,171	1,394,457	1,585,000
Total Intergovernmental Revenues	207,058	201,560	337,255	347,373
Charges for Services	16,750	19,131	19,000	-
Fines, Licenses & Permits	155	280	270	19,570
Miscellaneous	7,196	14,664	1,000	-
Transfers-in from the General Fund	150,000	150,000	110,000	278
TOTAL REVENUE	\$ 1,764,309	\$ 1,781,806	\$ 1,861,982	\$ 2,063,251
EXPENDITURES				
Total Police Expenses	1,588,956	1,800,121	1,860,334	1,916,144
TOTAL EXPENDITURES	\$ 1,588,956	\$ 1,800,121	\$ 1,860,334	\$ 1,916,144
Revenues over/(under) Expenditures	\$ 175,353	\$ (18,315)	\$ 1,648	\$ 147,107
Beginning Unencumbered Balance	\$ 258,653	\$ 433,609	\$ 415,147	\$ 416,795
Ending Cash Fund Balance	\$ 434,006	\$ 415,294	\$ 416,795	\$ 563,902
Estimated Encumbrances (outstanding at year end)	\$ 397	\$ 147	\$ -	\$ -
Estimated Ending Unencumbered Fund Balance	\$ 433,609	\$ 415,147	\$ 416,795	\$ 563,902

FIRE LEVY FUND

	For 2020 Actual	For 2021 Actual	Current Year Projected 2022	Budget Year Projected 2023
REVENUE				
Property Taxes	1,102,970	1,112,527	1,216,000	1,226,000
Total Intergovernmental Revenues	125,950	120,879	218,299	224,848
Charges for Services	99,745	85,129	105,000	108,150
Miscellaneous	6,902	2,846	500	515
Transfer-in from the General Fund	25,000	50,000	50,000	-
TOTAL REVENUE	\$ 1,360,567	\$ 1,371,381	\$ 1,589,799	\$ 1,559,513
EXPENDITURES				
Total Fire Expenses	1,190,275	1,292,090	1,256,741	1,294,443
TOTAL EXPENDITURES	\$ 1,190,275	\$ 1,292,090	\$ 1,256,741	\$ 1,294,443
Revenues over/(under) Expenditures	\$ 170,292	\$ 79,291	\$ 333,058	\$ 265,070
Beginning Unencumbered Balance	\$ 211,458	\$ 381,650	\$ 460,934	\$ 793,992
Ending Cash Fund Balance	\$ 381,750	\$ 460,941	\$ 793,992	\$ 1,059,062
Estimated Encumbrances (outstanding at year end)	\$ 100	\$ 7	\$ -	\$ -
Estimated Ending Unencumbered Fund Balance	\$ 381,650	\$ 460,934	\$ 793,992	\$ 1,059,062

POLICE PENSION LEVY FUND**For
2020
Actual****For
2021
Actual****Current Year
Projected
2022****Bu**
**Projected
2023**

Item B. Section 8, Item

REVENUE

Total Property Taxes	49,069	56,395	56,779	64,000
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Total Intergovernmental Revenues	7,391	8,306	8,111	8,200
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TOTAL REVENUE	\$ 56,460	\$ 64,701	\$ 64,890	\$ 72,200
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EXPENDITURES

Total Police Pension Expenses	55,537	60,589	64,300	72,000
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TOTAL EXPENDITURES	\$ 55,537	\$ 60,589	\$ 64,300	\$ 72,000
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Revenues over/(under) Expenditures	\$ 923	\$ 4,112	\$ 590	\$ 200
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Beginning Unencumbered Balance	\$ 15,714	\$ 16,637	\$ 20,749	\$ 21,339
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Ending Cash Fund Balance	\$ 16,637	\$ 20,749	\$ 21,339	\$ 21,539
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Estimated Encumbrances (outstanding at year end)	\$ -	\$ -	\$ -	\$ -
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Estimated Ending Unencumbered Fund Balance	\$ 16,637	\$ 20,749	\$ 21,339	\$ 21,539
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FUND						<div> <div>Item B. Section 8, Item</div> <div>Unencumbered Balance</div> </div>	
	Estimated Unencumbered Fund Balance 1/1/2023	Budget Year Projected Receipts	Total Available For Projected Expenditures	Budget Year Projected Expenses		12/31/2023	
Special Revenue Funds:							
Street Fund	131,004	423,500	554,504	407,167		147,337	
State Highway Fund	91,173	33,000	124,173	19,800		104,373	
Fuel System Fund	7,183	1,400	8,583	1,200		7,383	
Motor Vehicle License Fund	310,369	57,050	367,419	28,850		338,569	
TOTAL SPECIAL REVENUE FUNDS	\$ 539,729	\$ 514,950	\$ 1,054,679	\$ 457,017	\$	\$ 597,662	
Capital Project Funds:							
Capital Improvement Fund	381,744	-	381,744	-		381,744	
TOTAL CAPITAL PROJECT FUNDS	\$ 381,744	\$ -	\$ 381,744	\$ -	\$	\$ 381,744	
Enterprise Funds:							
Waste Collection Fund	123,757	525,000	648,757	510,378		138,379	
Water Fund	3,373,879	1,590,500	4,964,379	1,448,879		3,515,500	
TOTAL ENTERPRISE FUNDS	\$ 3,497,636	\$ 2,115,500	\$ 5,613,136	\$ 1,959,257	\$	\$ 3,653,879	
TRUST AND AGENCY FUNDS							
Performance Bond Fund	908	6,000	6,908	6,000		908	
Agency Fund	-	-	-				
TOTAL TRUST AND AGENCY FUNDS	\$ 908	\$ 6,000	\$ 6,908	\$ 6,000	\$	\$ 908	
TOTAL (MEMORANDUM ONLY)	\$ 4,420,017	\$ 2,636,450	\$ 7,056,467	\$ 2,422,274	\$	\$ 4,634,193	

File Attachments for Item:

A. Resolution 2022-R-18 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE BELLBROOK-SUGARCREEK LOCAL SCHOOL DISTRICT FOR POLICE OFFICER EXTRA DUTY SECURITY AT HOME FOOTBALL GAMES (Greenwood)

RECORD OF RESOLUTIONS

Item A. Section 10, Item

Resolution No. 2022-R-19

June 27, 2022

City of Bellbrook State of Ohio

Resolution No. 2022-R-19

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE BELLBROOK-SUGARCREEK LOCAL SCHOOL DISTRICT FOR POLICE OFFICER EXTRA DUTY SECURITY AT HOME FOOTBALL GAMES

WHEREAS, the Bellbrook-Sugarcreek Local School District has requested the Bellbrook Police Department continue to provide police officers in an extra duty capacity at home football games; and

WHEREAS, the school district has agreed to compensate the City for assignment of the police officers; and

WHEREAS, the City and School District both have reviewed and agreed to the terms of an Extra Duty Agreement.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. The City Manager is hereby authorized to execute the Agreement as substantially set forth in Exhibit A.

Section 2. That it is found and determined that all formal actions of the City Council relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

Section 3. That this resolution shall take effect and be in force forthwith.

PASSED BY City Council this ____ day of _____, 2022.

____ Yeas; ____ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

Extra Duty Employment Agreement For Bellbrook Police Officers

This agreement is made this _____ day of _____, 2022 by and between the City of Bellbrook, hereafter referred to as the "City," and the Bellbrook-Sugarcreek Local School District, hereafter referred to as the "District".

WHEREAS, the District wishes to utilize the services of City police officers in a security assignment, specifically, security for the 2022 Fall Bellbrook High School (home game) football season.

Now, therefore, in consideration of the mutual promises contained herein:

1. Scope of the Agreement

This agreement covers the 2022 Fall Bellbrook High School (Home game) football season from the first home football game in August 2022 until December 2022. Hours of the assignment will be from 1830 to 2130. (Additional time may be spent after the event, in crowd and traffic control). Additional services may be at the request of the District or at the discretion of the City. Three officers will be assigned to each game, if available. The District may request additional officers, if necessary.

2. Enforcement

Officers employed in an extra-duty police-related capacity shall be responsible for the enforcement of City Ordinances, as well as State and Federal Statutes. The District may provide general instructions and direction to City law enforcement personnel as to the performance of the agreed to police services, however, City law enforcement personnel shall at all times be bound by the Rules, Regulations and Policies of the City of Bellbrook Police Department.

3. Uniform

Officers shall wear the complete uniform of the Bellbrook Police Department and be responsible for completing the appropriate reports and forms necessary to conclude an incident when engaging in extra duty police-related employment unless directed to the contrary by a police supervisor.

4. Supervision

The Bellbrook Police Department on-duty supervisor has the responsibility to oversee the activities of officers engaged in extra duty police-related employment during their respective tour of duty. Whenever more than four (4) officers are required for the same

time at the same extra duty place of employment, a supervising officer, if available, will be assigned for supervision purposes and compensated as provided in paragraph six (6).

5. Release from Service

In the event of a city emergency requiring the services of any extra duty police officer employed by the District, the District agrees that such officer will be released immediately from the extra duty employment.

6. Cost of Services

The District agrees to pay the City of Bellbrook a flat rate of \$128.00 per officer per night.

7. Hold harmless

The District shall indemnify, hold harmless and defend the City, its officers, employees, agents and volunteers against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which the City, its officers or employees may hereafter sustain, incur or be required to pay, arising wholly or in part due to any act or omission of the District, its agents, servants or employees, in the execution of performance of this contract.

The Bellbrook Police Department of the City of Bellbrook will not be held liable in the event officers cannot be scheduled or provided for the work/event(s) requested.

The District shall secure and maintain, during the period of the agreement, commercial general liability insurance which will protect it and the City from claims for bodily injury, death, property damage or personal injury which may arise from any act or omission of the District, its agents, servants, or employees in the performance of this agreement. The District shall provide the City a Certificate of Insurance showing evidence of such coverage.

8. Invoice

The City shall deliver to the District a monthly invoice for the cost of City law enforcement personnel provided under this Agreement. The District shall make payment to the City in the full amount of such invoice no later than thirty (30) days from the date of invoice.

9. Workers' Compensation

While any City of Bellbrook police officer is working for the District as set forth in this Agreement, the City of Bellbrook will provide the officer with insurance coverage through the State of Ohio Bureau of Workers' Compensation.

10. This Agreement shall terminate on December 31, 2022 or as otherwise provided herein. This Agreement may be terminated by the City at any time and for any reason whatsoever by the City providing the District with written notice of such termination at least 20 days prior to the date of termination. This Agreement may be terminated at any time by mutual agreement of the City and the District.

In witness whereof, the parties hereto have set their hands the day and year first about written.

City Manager
City of Bellbrook

Superintendent
Bellbrook Sugarcreek Local School District

Chief of Police
City of Bellbrook