



CITY COUNCIL REGULAR MEETING AGENDA **Monday, October 10, 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 September 26, 2022 Regular Meeting minutes
- 5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST**
 - A. Introduction and Swearing in of Police Captain Steve Lane
 - B. Oath of Office for appointed Board Members:
Dr. Dave VanVeldhuizen - Planning Board
Jefferson Seguire - Village Review Board
Sarabeth Martin-Haase - Planning Board
 - C. Mayoral Proclamation for October 13th as Metastatic Breast Cancer Awareness Day
 - D. Mayoral Proclamation for October 16th through 22nd as Stormwater Awareness Week
- 6. CITIZEN COMMENTS**
- 7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS**
- 8. PUBLIC HEARING OF PROPOSED ORDINANCES**
- 9. INTRODUCTIONS OF ORDINANCES**
- 10. ADOPTION OF RESOLUTIONS**
- 11. OLD BUSINESS**
- 12. NEW BUSINESS**
 - A. 2023-2027 Capital Improvement Plan discussion
- 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 September 26, 2022 Regular Meeting minutes

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
September 26, 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:

Rob Schommer, City Manager

APPROVAL OF MINUTES:

Mayor Schweller asked if anyone had comments or corrections to the minutes of the September 12, 2022, meeting. Hearing none, the minutes were declared to be approved.

MAYOR'S ANNOUNCEMENTS / SPECIAL PRESENTATIONS:

Mayor Schweller introduced representatives of the Little Miami River Watershed Network for a presentation on the economic benefits of the watershed.

Chris Barnett presented the findings of an economic study done on the Little Miami River. Testing was done over a seven-month time frame and 43 miles of the river were covered with 24 volunteers with 45 sites. The recreational value is estimated to be 14.9 million per year through a combination of direct spending and the value that people place on it, the consumer surplus value. The Little Miami is an economic engine that fuels Greene County. The Bellbrook/Sugarcreek Twp recreational value is estimated to be \$596,381 million per year.

Mayor Schweller thanked Chris Barnett, Hope Taft and Bill Schieman for their information and presentation.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
September 26, 2022

Item A. Section 4, Item

Mr. Hoke asked if there is a way to maximize the value of the river, for example, connecting the bike path in Spring Valley to Bellbrook. Mr. Schieman noted the study shows people are attracted to amenities, and a bike path connecting Bellbrook to the Little Miami Scenic trail would be a great opportunity for Bellbrook, Sugarcreek Twp, and Spring Valley.

Mr. Havens asked if there was a breakdown of the noted \$596,000 local economic benefit per year. Mr. Schieman stated there is a table in the report showing the direct spending and the consumer surplus that shows how those totals were created.

Mayor Schweller read a Proclamation for October 2022 being Domestic Violence Awareness Month.

CITIZEN COMMENTS

None

PUBLIC HEARING OF PROPOSED ORDINANCES:

None

INTRODUCTION OF ORDINANCES:

None

RESOLUTIONS:

Resolution 2022-R-33 Authorizing merit and performance pay for the city manager (Mayor Schweller)

Mayor Schweller read the Resolution.

Adoption of Resolution 2022-R-33

Motion made by Mayor Schweller, Seconded Mrs. Cyphers
Voting Yea: Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Mr. Havens, Mr. Hoke,
Mrs. Middlestetter, Mayor Schweller

Motion Carries

Resolution 2022-R-34 Declaring certain city owned property no longer required for municipal purposes as surplus and authorizing disposal of said property (Mrs. Cyphers)

Mrs. Cyphers read the Resolution.

Mr. Harding asked what website the auction items are sold on. Mr. Schommer noted the website is Govdeals.com

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
September 26, 2022

Item A. Section 4, Item

Motion to Adopt Resolution 2022-R-34

Motion made by Mrs. Cyphers, Seconded Mr. Hoke

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

Motion Carries

Resolution 2022-R-35 Authorizing the city manager to negotiate a memorandum of understanding for subsequent approval with the Bellbrook-Sugarcreek Schools District for providing a full-time resource officer. (Mr. Greenwood)

Mr. Greenwood read the Resolution and noted he was happy to see this action being taken, as school security is a top priority for the community.

Mr. Schommer noted the MOU is a necessary next step in order to follow the Ohio Revised Code to establish a school resource officer. He noted initial discussion with the superintendent of schools has led to this point in preparation for establishing a full time SRO.

Mr. Hoke asked about any feedback from Chief Carmin. Mr. Schommer noted Chief Carmin has been involved and agrees establishing a full time SRO is the best option.

Mr. Havens noted would like to see “threats of violence” added for mandatory reported crimes within the schools.

Motion to Adopt Resolution 2022-R-35

Motion made by Mr. Greenwood, Seconded Mrs. Cyphers

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

Motion Carries

OLD BUSINESS:

Mayor Schweller introduces the community improvement corporation discussion.

Mr. Schommer noted the changed items in the proposed By-Laws based on the previous discussion.

With no additional requested changes from Council, Mayor Schweller requested staff to forward the Articles of Incorporation to the State to begin formally establishing the CIC.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
September 26, 2022

Item A. Section 4, Item

NEW BUSINESS:

None

CITY MANAGER REPORT:

Mr. Schommer provided an update on the museum repairs and renovation.

He also noted the City will not be able to renew the agreement with the City of Xenia for prosecution services. He suggested working with the Law Director to identify an individual or firm to provide the services and bring a recommendation to Council.

Mr. Schommer reported the City successfully progressed through the initial selection for funding through the Ohio Public Works Commission for infrastructure improvements and repaving of downtown.

Mr. Greenwood asked if the water line markings throughout the Old Village would interfere with any of the downtown projects. Mr. Schommer noted there are planned gas line replacements and will coordinate as best as possible with repaving and other street projects.

Mrs. Middlestetter asked if storm water improvements will be included in the repaving. Mr. Schommer noted there will be some improvements to existing catch basins; however in areas where there is no curb and gutter, it will only be repaving. He added that funding for additional storm water infrastructure will continue to be sought after.

COMMITTEE REPORTS:

SAFETY:

Mr. Greenwood reported Officer Alexis Stout had a baby and offered his congratulations.

SERVICE:

Mr. Greenwood noted a major soccer tournament will bring a large amount of people and vehicles to downtown, and appreciates the prep work and efforts of the service department and public safety.

He also noted the major gas line replacement project is complete with final landscaping underway.

FINANCE/GOVERNMENT AFFAIRS:

Mrs. Cypher noted the next committee meeting has been moved to October 5, 2022

COMMUNITY AFFAIRS:

None

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
September 26, 2022

Item A. Section 4, Item

CITY OFFICIAL COMMENTS:

Mr. Hoke noted he spoke to members of the park district about flooding concerns at Sacket Wright park, asking if there were plans to engineer or make improvements to the park. He added there is a future meeting being set up to continue discussions. to all on update with parks department.

Mrs. Middlestetter noted the museum board will be meeting at 7:00pm on 9/27/2022.

ADJOURNMENT:

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 8:15pm

Michael Schweller, Mayor

Robert Schommer, Clerk of Council

File Attachments for Item:

C. Mayoral Proclamation for October 13th as Metastatic Breast Cancer Awareness Day

Proclamation

City of Bellbrook Office of the Mayor

Whereas: *Thousands of families across Ohio are affected by metastatic breast cancer; and*

WHEREAS, *one in eight women in the United States could be diagnosed with breast cancer in their lifetimes; and*

WHEREAS, *metastatic breast cancer affects all races and socioeconomic classes cutting short the lives of too many people leaving a lasting effect on their families; and*

WHEREAS, *while metastatic breast cancer remains incurable, there is good reason to be hopeful as extensive research efforts are underway to address this highly unmet need; and*

WHEREAS, *there is still more research to be done for metastatic breast cancer so new and effective treatments can be developed and we as a community can push for critical research and advanced treatments; and*

WHEREAS, *individuals diagnosed with metastatic breast cancer are encouraged to speak with their physicians to learn more about the disease and to find support groups and services in their community; and*

WHEREAS, *the 129th General Assembly of the Ohio State Legislature through Senate Bill 199 designated the thirteenth day of October as “Metastatic Breast Cancer Awareness Day” to raise public awareness and understanding of breast cancer that has spread through the bloodstream to other parts of the body.*

NOW, THEREFORE, *I, Michael Schweller, Mayor of the City of Bellbrook and the Bellbrook City Council do hereby proclaim October 13th as*

Metastatic Breast Cancer Awareness Day
In the City of Bellbrook

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Bellbrook to be affixed this 10th day of October, 2022

Michael Schweller, Mayor

File Attachments for Item:

D. Mayoral Proclamation for October 16th through 22nd as Stormwater Awareness Week

Proclamation

City of Bellbrook Office of the Mayor

Whereas: *urban stormwater runoff impacts water quality in the Little Miami Watershed and the region's water sources for the City of Bellbrook; and*

WHEREAS, *population growth, residential and commercial development, and the resulting changes to the landscape will only increase stormwater quality and quantity concerns; and*

WHEREAS, *these impacts cannot be entirely avoided or eliminated but can be minimized; and*

WHEREAS, *it is currently recognized that control of stormwater quantity and quality is most effectively implemented when people and organizations understand the related causes and consequences of polluted stormwater runoff and flooding, and the actions they can take to control these; and*

WHEREAS, *the need arises not only from the regulatory requirements of EPA General Construction and Municipal Stormwater rules, but also from the recognition that citizens and local decision makers will benefit from a greater awareness of how the cumulative impacts of decisions at home, work, and through local policies impact our water quality, stream corridors and flooding; and*

WHEREAS, *the development and implementation of effective outcomes-based stormwater education and outreach programs will meet the related federal stormwater pollution control requirements and those of the communities they serve so that Bellbrook continues to be a great place to live, work, and play; and*

WHEREAS, *it is fitting and proper to observe a Day of Prayer in the City of Bellbrook at a time when all citizens may acknowledge our blessings and express gratitude.*

NOW, THEREFORE, *I, Michael Schweller, Mayor of the City of Bellbrook and the Bellbrook City Council do hereby proclaim the week of October 16th through 22nd, 2022 to be*

STORMWATER AWARENESS WEEK

in Bellbrook, Ohio and call upon all citizens to join Soil and Water Conservation Districts and the Bellbrook Community in recognizing this week to take action to control stormwater and watershed pollution.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Bellbrook to be affixed this 10th day of October, 2022

Michael Schweller, Mayor

File Attachments for Item:

A. 2023-2027 Capital Improvement Plan discussion

2023-2027 Capital Improvement Plan

Item A. Section 12, Item

Project Description		2022	2023	2024	2025	2026	2027	TOTALS
STREET FUND								
I&F	Portion of paving	\$ -	\$ 75,000	\$ 75,000	\$ 100,000	\$ 100,000	\$ 125,000	\$ 475,000
V&E	Street Sweeper (50% of total)		\$ 100,000					\$ 100,000
V&E	Replacement 52" Mower (was originally 2023)	\$ 7,756						\$ 7,756
V&E	Backhoe Replacement (35% of total)	\$ 42,819						\$ 42,819
V&E	Utility Vehicle with plow (35% of total)		\$ 9,800					\$ 9,800
V&E	One ton dump w/ snow removal equipment (35% of total)				\$ 31,500			\$ 31,500
TOTAL STREET FUND		\$ 50,575	\$ 75,000	\$ 184,800	\$ 131,500	\$ 100,000	\$ 125,000	\$ 616,300
CAPITAL IMPROVEMENT FUND (10 "DEPARTMENT" 2023 ON)								
12	Administration							
V&E	Police, Fire & Admin Workstations	\$ 5,515				\$ 7,500		\$ 13,015
I&F	City Hall Interior Maintenance		\$ 10,000					\$ 10,000
Total Administration		\$ 5,515	\$ 10,000	\$ -	\$ -	\$ 7,500	\$ -	\$ 17,500
14	Museum							
I&F	Repair and rennovation of Exterior	\$ 48,500						
Total Museum		\$ 48,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	Service							
I&F	Annual Street Repair	\$ 203,073	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 200,000	\$ 1,103,073
I&F	Storm Water System Maintenace/Repair	\$ 30,000	\$ 50,000	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 355,000
I&F	Franklin Street Bridge Pedestrian Improvements (ODOT)	\$ -	\$ 235,000					\$ 235,000
I&F	Downtown Streetscape/Infrastructure	\$ -	\$ 90,000	\$ 65,000				\$ 155,000
V&E	Street Sweeper (50% of total)			\$ 100,000				\$ 100,000
V&E	Utility Vehicle with plow (35% of total)		\$ -	\$ 8,750				\$ 8,750
Total Service		\$ 233,073	\$ 550,000	\$ 398,750	\$ 250,000	\$ 250,000	\$ 275,000	\$ 1,723,750
Project Description		2022	2023	2024	2025	2026	2027	TOTALS
23	Police							
V&E	Cruisers		\$ 68,000		\$ 70,000		\$ 72,000	\$ 210,000
V&E	Equipment for Cruisers		\$ 36,000		\$ 39,000		\$ 42,000	\$ 117,000
V&E	Weapons (guns and tasers)	\$ 2,000	\$ 5,000	\$ 10,000	\$ 2,000			\$ 19,000
V&E	Portable & Mobile Radios	\$ 5,944	\$ 16,000	\$ 16,000	\$ 17,000	\$ 17,000	\$ 18,000	\$ 89,944
V&E	Speed Monitoring Equipment			\$ 2,800				\$ 2,800
V&E	Building Interior Repairs/Renovation			\$ 5,000				\$ 5,000
V&E	AED's			\$ 4,500				\$ 4,500
V&E	New records management software	\$ 8,000						\$ 8,000

2021-2025 Capital Improvement Plan

Item A. Section 12, Item

Total Police		\$ 15,944	\$ 125,000	\$ 38,300	\$ 128,000	\$ 17,000	\$ 132,000	\$ 440,300
25	Fire							
V&E	Command/Staff Vehicle		\$ 62,000			\$ 66,000		\$ 128,000
V&E	Cardiac Monitors X2			\$ 80,000				\$ 80,000
V&E	AED's		\$ 21,000					\$ 21,000
V&E	Ballistic Equipment		\$ 10,000					\$ 10,000
V&E	Drone		\$ 10,000					\$ 10,000
V&E	Portable and Mobile Radios	\$ 25,000	\$ 25,000	\$ 25,000				\$ 75,000
V&E	Furniture & Fixtures		\$ 7,500					\$ 7,500
V&E	Replace Medic 21 (2000)	\$ 272,000						\$ 272,000
V&E	Replace Medic 22 (2011)				\$ 300,000			\$ 300,000
V&E	4 MDT's					\$ 10,000		\$ 10,000
V&E	Ladder/Engine		\$ 1,300,000					\$ 1,300,000
Total Fire		\$ 297,000	\$ 66,000	\$ 1,394,500	\$ 80,000	\$ 300,000	\$ 76,000	\$ 1,916,500
TOTAL CAPITAL IMPROVEMENT FUND		\$ 600,032	\$ 751,000	\$ 1,831,550	\$ 458,000	\$ 574,500	\$ 483,000	\$ 4,098,050
Project Description		2022	2023	2024	2025	2026	2027	TOTALS
WATER FUND								
I&F	Fire Hydrant Replacement Program	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 210,000
I&F	Ridgeway 200K Gallon Standpipe Repainting					\$ 130,000		\$ 130,000
I&F	Replace Lab Testing Equipment for Fluoride		\$ 6,000					\$ 6,000
V&E	Box Truck Replacement					\$ 55,000		\$ 55,000
V&E	Backhoe Replacement	\$ 79,521						\$ 79,521
V&E	Pickup Truck				\$ 40,000			\$ 40,000
V&E	Utility Vehicle with plow (65% of total)			\$ 18,200				\$ 18,200
V&E	One ton dump w/ snow removal equipment (65% of total)				\$ 58,500			\$ 58,500
Future projects to be estimated: Fiber line to well field and water main replacement projects								
TOTAL WATER FUND		\$ 114,521	\$ 41,000	\$ 53,200	\$ 133,500	\$ 220,000	\$ 35,000	\$ 482,700
Project Description		2022	2023	2024	2025	2026	2027	TOTALS
LOCAL FISCAL RECOVERY FUND - ARPA								
I&F	Storm Water System Projects - Fund Establishment							
I&F	Outdoor Warning Sirens	\$ 81,100						\$ 81,100
I&F	Lower Hillside Drainage Project	\$ 16,430	\$ 221,189					\$ 237,619
I&F	Streetscape/Downtown Infrastructure		\$ 300,000					
TOTAL STORM/ARPA FUND		\$ 97,530	\$ 521,189	\$ -	\$ -	\$ -	\$ -	\$ 521,189
TOTAL ALL FUNDS		\$ 862,658	\$ 1,388,189	\$ 2,069,550	\$ 723,000	\$ 894,500	\$ 643,000	\$ 5,718,239