



CITY COUNCIL REGULAR MEETING AGENDA

Monday, June 13, 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 Minutes for the May 9, 2022 Regular Meeting

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

- A. Art Deininger from Buckeye Energy Brokers, Inc. will provide presentation and overview of Energy Aggregation Program.

6. CITIZEN COMMENTS

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

9. INTRODUCTIONS OF ORDINANCES

- A. 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.
- 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)

10. ADOPTION OF RESOLUTIONS

- A. Resolution 2022-R-15 AUTHORIZING THE CITY MANAGER TO ENTER INTO PROFESSIONAL SERVICES AGREEMENTS WITH BUCKEYE ENERGY BROKERS, INC. TO PROVIDE ELECTRIC AND NATURAL GAS AGGREGATION SERVICES (Hoke)
- B. Resolution 2022-R-16 AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE CONSTRUCTION AND INSTALLATION OF STORM WATER MANAGEMENT INFRASTRUCTURE AND ALL NECESSARY AND RELATED APPURTENANCES WITHIN THE CITY (Middlestetter)
- C. Resolution 2022-R-17 AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE CONSTRUCTION OF CERTAIN ROADWAY IMPROVEMENTS INCLUDING CROSSWALKS, CURBING, LANDSCAPE, AND HARDSCAPE TOGETHER WITH ALL NECESSARY AND RELATED APPURTENANCES FOR THE DOWNTOWN STREETScape IMPROVEMENT PLAN (Havens)
- D. AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE INSTALLATION OF OUTDOOR EMERGENCY WARNING SIRENS (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 Minutes for the May 9, 2022 Regular Meeting

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 9, 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 April 25, 2022 meeting. Hearing none, the minutes were declared to be approved.

MAYOR'S ANNOUNCEMENTS / SPECIAL PRESENTATIONS:

Mayor Schweller wishes all the mothers a belated Mother's Day. He also attended the National Day of Prayer and thanked Mr. Schommer, Chief Bizzarro, and Chief Carmin for their participation. Mayor Schweller thanked the Bellbrook-Sugarcreek Ministerial Association and the Bellbrook House of Prayer for hosting the event.

CITIZEN COMMENTS

Denny Bennett made comment that while working in his yard he dug into his gas shut off valve. He wanted to bring this to everyone's attention to be safe and watch for your shut off to eliminate an emergency.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 9, 2022

Item A. Section 4, Item

PUBLIC HEARING OF PROPOSED ORDINANCES:

None

INTRODUCTION OF ORDINANCES:

Ordinance 2022-O-6 REPEALING AND AMENDING CHAPTER 1450 – PROPERTY MAINTENANCE CODE OF THE BELLBROOK CODE OF ORDINANCES

Mrs. Middlestetter read Ordinance 2022-O-6.

Mr. Schommer stated a detailed presentation will occur at the Public Hearing and noted it passed thru BZA-PRC after a valid motion on decision record 22-01. He then turned it over to Mr. Foster for a brief introduction.

Mr. Foster explains the process involved grammatical changes and new definitions to help the enforcement process. He reviewed changes in definitions including adding definitions for garbage and junk and exterior storage. He noted the changes separate residential and commercial areas regarding outdoor storage.

Mr. Hoke asked a general question for enforcement for a lien placed on a property and beyond that is that the only mechanism to force compliance? Mr. Foster answered there are other options including court and abatement.

Mr. Havens asked are we eliminating the ability to screen at the residential level? Mr. Foster stated it does not. Mr. Havens stated he has seen residential screening items with a tarp to cover items. Mr. Foster noted he hoped that changes to the code would eliminate for aesthetic purposes in residential properties, however, council has final say.

Mrs. Middlestetter noted there used to be one brush pile allowed and now it is eliminated. Mr. Foster noted it is difficult to define the size of a brush pile and concerns about harboring rodents. However, council can strike that if they chose.

Mr. Greenwood asked if screening was a way to have brush piles? Mr. Foster states that would need discussion.

Mr. Havens asked if the code were enacted is the city prepared to enforce it? Mr. Schommer answered yes, it is a health and safety issue. Mr. Havens added it was important to him that if the code was changed to be stricter that we enforced it and not allow it to be violated on day one.

Mayor Schweller asked if the code involved trees and scrubs growing over sidewalks. Mr. Foster stated it is covered in the municipal code.

Mr. Hoke asked if there was a discussion on paint condition and mold. Mr. Foster stated the current code adequately addresses the issue.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 9, 2022

Item A. Section 4, Item

Motion to approve introduction of Ordinance 2022-O-6

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

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

RESOLUTIONS:

Resolution 2022-R-14 URGING THE BELLBROOK SUGARCREEK PARK DISTRICT BOARD OF COMMISSIONERS TO APPROVE SPECIAL EVENT PERMIT-BASED ALCOHOL SALES AND CONSUMPTION IN BELLBROCK PARK

Mr. Hoke read Resolution 2022-R-14

Mr. Schommer has been collaborating with Mr. Stewart the Executive Director of the Bellbrook-Sugarcreek Parks to join the council and support the expanded use of the Parks for events. He noted the interest is bringing more people out in our community for more activities and to help support the Parks. Council and the residence will support this change in the parks. Mayor Schweller sent a letter to the Park Board to show the support for this program.

Motion to adopt Resolution 2022-R-14

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

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

OLD BUSINESS:

None

NEW BUSINESS:

TRASH COLLECTION BID:

Mr. Schommer discussed the bid for trash collection. The existing bid doesn't change except for pricing and the noted exceptions in the bid response. He noted The City of Bellbrook is part of a consortium managed thru the Center for Local Government. The group is comprised of the Cities of Bellbrook, Brookville, and Miamisburg. The goal is to have power in numbers. The bids have been received and only one responded which was Rumpke. There are two options: a Comparative bid as originally bid, and the second is an Alternative bid to reduce the amount of the increase. He noted Engage Bellbrook is

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

May 9, 2022

Item A. Section 4, Item

currently active on the website with a survey about the trash bid. General comments from the Rumpke customers are that they are providing excellent service. Mr. Schommer stated there are three options: except the responsive bid, except the alternative bid, or split out on our own and bid ourselves. He noted increased cost may occur with the decision on the bid with Rumpke, and there is time to decide on the contract with Rumpke.

Mr. Greenwood asked, if they use tonnage for both the trash and recycle. Mr. Schommer stated it is regulated by the fee from Greene County. Fees for Brookville, Miamisburg, and West Carrollton are \$00.25 and Bellbrook at \$00.83.

Mrs. Middlestetter asked why Greene County so much higher. Mr. Schommer stated it factors in a lot of things like the transfer station access, transportation, land fill accessibility, and who they contact with.

Mr. Schommer states individual contracts are higher than what our residents are at currently, even though this will increase. He noted there was a good analysis of the bid created by T. J. White from the Center of Local Government.

Mayor Schweller encourages our citizens to go to the Engage Bellbrook space on our website to provide input on this process.

ENERGY AGGREGATION:

Mayor Schweller discussed the increasing electricity costs, and possibility of following through with an energy aggregation option for the community especially considering the recent rate hikes by AES.

Mr. Schommer explained back in 2003 the community passed an Ordinance for Electricity and for Natural Gas Aggregation, and it is referred to the opt out option of Aggregation. Anyone can visit the Ohio Public Utilities Commissions website to compare and select a vendor to opt into an Aggregation program; however this program allows the City to create a contract just for the residents of Bellbrook with the potential of better savings.

Mr Schommer noted the City is at the step to decide if a broker will be engaged to create an RFP and solicit the market for an energy supplier. He noted the broker itself could be part of a bid process or use it as a professional service and directly negotiate. He added the City would want to get in the market as soon as possible to help our residents with the best cost reduction.

Mr. Hoke asked if there would be any cost to the City. Mr. Schommer stated there was no cost, that the cost for the consultant would be covered in the negotiated reduced energy rate.

Mr. Greenwood asked if it includes gas and electric. Mr. Schommer stated the program could cover both, and the City had already passed legislation for both. He added the program would still need filed and approved through the Public Utilities Commission of OHIO (PUCO) before residents would be able to join or be opted in.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
May 9, 2022

Item A. Section 4, Item

Mayor Schweller stated he and Council would like to move forward with additional information from a broker and bring the final program for the residents.

CITY MANAGER REPORT:

Mr. Schommer provided an update on various topic to include:

- Award of a \$10,000 grant from the Del Mar Healthcare fund through the Dayton Foundation after a recommendation by the MVRPC Institute for Equitable and Livable Communities Steering Committee. It will be for a Phase 1 assessment for the AARP livable, age-friendly community multi-year planning effort. Bellbrook is already registered in the program ready for next steps. Next phase is a multiyear plan to improve walkability downtown, housing, recreation space, zoning code, and in home aging in place.
- Through the work of Melissa Jones making sure all employees use all elements of the healthcare network to minimize the City's experience, the City will enjoy a 0% increase for our healthcare plan renewal.
- Online Permitting Portal is active, Engage Bellbrook is active through the online presence, new cameras and video system are installed, and cable TV should be active by end of month depending on Spectrum
- Greene County did not fund the Tornado Siren project submitted by EMA. It will be brought back for next steps for our local project.
- Michaela Grant completed graduate school graduating from UD with a Master's. Michaela started with the City as an intern and has contributed a lot of value to the City.

COMMITTEE REPORTS:

SAFETY: Mr., Greenwood and Mrs. Cyphers attended a safety meeting with the schools and township. They are interested in the cross walks and transportation to and from the schools and will continue working with the school's safety group.

SERVICE: Mr. Greenwood noted brush and trash issues in drainage areas. Grates and drainages that get clogged up are cleaned to help the problem.

FINANCE/GOVERNMENT AFFAIRS:

Mrs. Cyphers noted there was a Finance committee meeting held including the topics of the quarterly finance report. In addition, ARPA funding topic was discussed regarding how the reporting would be classified for fund use. The Auditors recommended loss of revenue use to recapture this in the Revenue Replacement (Loss of Revenue). It completes the requirement to the Federal Government and still allows the flexibility to use the ARPA funds on the different items.

Motion to Approve the 2022 First Quarter Finance Report.

Motion Made by Mrs. Cyphers, Seconded by Mr. Hoke.

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

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

May 9, 2022

Item A. Section 4, Item

COMMUNITY AFFAIRS:

Mrs. Middlesetter spoke about the Community Affairs meeting 4/14/2022 to interview two applicants for the Village Review Board. She noted the recommendation from the committee was to appoint Jefferson Seguin.

Motion to appoint Jefferson Seguin to the Village Review Board.

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

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

Voting Abstaining: Mr. Havens

CITY OFFICIAL COMMENTS:

Mr. Harding congratulated the Bellbrook boy's baseball team for their advancement in State Playoffs.

Mr. Havens thanks the staff and Boards for the changes to the property maintenance code. He also encouraged support for the little league at Sacket Wright Park. He also offered congratulations to Team Monkey Brain that is a Drone team for winning a national championship in Florida.

Mr. Hoke congratulated Michaela on her MBA for graduating from UD. He also wanted to thank the residents of Sable Ridge who got together on April 30 to clean up Little Sugarcreek. He also noted the importance on the Tornado sirens discussion.

Mrs. Middlesetter congratulated Michaela on graduating earning her Masters. She offered thanks to Jason and all who worked on the Property maintenance and Rob for all his hard work.

Mr. Greenwood thanks Rob and all staff for the work done for the City.

Mayor Schweller thanks Rob, Jason, and Melissa for their work and efforts, noting the great insurance plan renewal and completed projects. He also offered congrats to Michaela for her graduating accomplishments.

ADJOURNMENT:

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 9:23pm

Michael Schweller, Mayor

Robert Schommer, Clerk of Council

File Attachments for Item:

A. Art Deininger from Buckeye Energy Brokers, Inc. will provide presentation and overview of Energy Aggregation Program.



City of Bellbrook Electric Aggregation Program Proposal



Program Administered By:
Thomas M. Bellish, President
(866) 302-2237



Buckeye Energy Brokers, Inc.

Recommendations

Buckeye Energy Brokers recommends sending a Request For Proposals to Interested Suppliers and will administer the process. This step was provided for in the Ballot Legislation.



Types of Customers

Eligible Customers to get an Opt-out Letter

Current Program Members

Customers with Local Utility

Ineligible Customers to get an Opt-out Letter

Customers Under Contract

Percentage of Income Payment Plan Customers
(PIPP Customers)



Program Schedule



Date	Action
May 2022	Discussion of program benefits and options
June 2022	Execute Buckeye Agreement, Post FAQs on city website and File for PUCO Certification
July 2022	Sign supplier agreements, set pricing, post on city website and issue press release
July 2022	Supplier sends opt-out notices
August 2022	Local utility sends confirmation letter with 7 day opt-out period
September 2022	First flow month for new term

Buckeye Energy Brokers



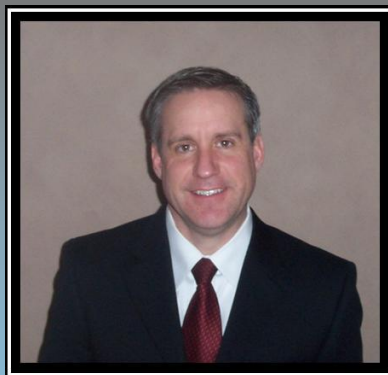
- ✓ Advises over 50 municipal aggregation buying programs and 150,000 customers
- ✓ PUCO certified and 33 years of experience in the Ohio Utility Industry
- ✓ 1st PUCO certified electric broker to implement a program
- ✓ 1st PUCO certified natural gas broker to implement a program
- ✓ Consistently Brokering the lowest electric and natural gas aggregation program prices in Ohio as tracked by the PUCO

Customer Service

- ✓ We manage and administer the program—from drafting the Ordinances and soliciting bids, to facilitating the enrollment process and customer questions.
- ✓ Perform Bill Audits to look for overcharges, sales tax, etc.
- ✓ Toll-free number **(866) 302-2237** for residents to call
- ✓ Have peace of mind knowing no complaints have been filed with the PUCO against Buckeye Energy Brokers, Inc.



Partnering With An Industry Leader



Ohio's 1st Certified
Aggregator/Broker

Electricity, 2000
Natural Gas, 2002

- ✓ Tom has over 33 years experience at a local utility, third party supplier, and variety of customers providing a 360 degree view of the energy business
- ✓ The Better Business Bureau has awarded Buckeye Energy Brokers an A+ Rating.



Our clients include: Washington CH Greenfield Struthers Campbell
Wilmington Trumbull County Summit County Girard Ravenna
Fremont Streetsboro Hubbard Mount Vernon Akron Cortland
Marietta Tallmadge New Philadelphia Fayette County Canfield Sandusky
Navarre Niles Mansfield Ontario Hudson Fairlawn Canal Fulton




Buckeye Energy Brokers, Inc.


City of Bellbrook Electric Aggregation Program Frequently Asked Questions

What is Opt-Out Aggregation?

- Buying Group that pools together usage for best price
- Eligible customers can sign up to be Included
- Community controls buying group when switching suppliers

What Are Electric Aggregation Benefits?

- Fixed Price Options
- Price Buying Leverage
- No opt-out fee
- Possible Guaranteed Savings Plans
- Best Combination of Term, Service & Pricing Available

How Will I Be Billed?

- Meter Reads & Billing by Local Utility
- New Supplier Charge Included on Bill
- Payments Made to Local Utility
- Budget Billing Option Availability Continues for AES Ohio portion
- Automatic Payment Option Availability Continues
- Itemization of Supplier's Deregulated Charges

How Will My Account be Serviced?

- Via Local Distribution Company, AES Ohio
- Meter Reads & Billing stays the same
- Maintenance of Transmission & Distribution System and Outage Repairs stays the same

Was I Able to Vote For Opt-out Aggregation?

- Yes, the Issue was on the May 2003 ballot

Who is Eligible to Participate?

- Residential and Commercial Account Holders in Community

Who is Not Eligible to Automatically Participate in opt-out aggregation?

- PIPP Customers
- Delinquent Bill Payees
- Account Holders Outside Community Limits
- Customers Under Contract with third Party Supplier; however They Can Opt-In by Calling Program Supplier
- Commercial Accounts in Community greater than 700,000 kWh annually

What if I'm Moving into The Community?

- May Not Receive Program Offer Mailing
- Need to Contact Supplier
- Need to Know Terms of Any Existing Contracts

What if I'm Moving out of The Community?

- May Opt-Out Free If Moving Out of the Community
- May Leave Any Other Time as well without a Termination Fee

How Do We Determine the Program's Electric Price?

- Distribute Request For Proposal to Certified Suppliers
- Can Strike within Specified Time Before Contract Start
- Strike Price For Full or Portion of Contract Term
- Strike During Favorable Market Conditions or Negotiate Percent Discount

Electric Aggregation Program Summary

What is the Program Price & Term?

<u>Billing Start</u>	<u>Billing End</u>	<u>Price</u>
----------------------	--------------------	--------------

Who Do I Contact?

<u>Contact</u>	<u>Phone</u>	<u>Issue</u>
Supplier:		Join or Leave Program
Buckeye Energy Brokers	1-866-302-2237	Program Questions

File Attachments for Item:

A. 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.

RECORD OF ORDINANCES

Item A. Section 9, Item

Ordinance No. 2022-O-7

June 13, 2022

City of Bellbrook State of Ohio

Ordinance No. 2022-O-7

TO APPROVE A REZONING FROM SINGLE FAMILY RESIDENTIAL (R-1B) TO PLANNED BUSINESS DEVELOPMENT (PD-2) 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 eith 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, 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 and a Basic Development Plan (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 ____ day of ____ 2022.

____ Yeas; ____ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney

RECORD OF ORDINANCES

Item A. Section 9, Item

Ordinance No. 2022-O-7

June 13, 2022

City of Bellbrook State of Ohio

Ordinance No. 2022-O-7

TO APPROVE A REZONING FROM SINGLE FAMILY RESIDENTIAL (R-1B) TO ~~PLANNED BUSINESS DEVELOPMENT (PD-2)~~ 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 ~~with~~ 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 ~~and a Basic Development Plan~~ (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 ____ day of ____ 2022.

____ Yeas; ____ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

RECORD OF ORDINANCES

Item A. Section 9, Item

Ordinance No. 2022-O-7

June 13, 2022

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney



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:

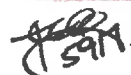
- 1) North eighty-nine degrees twenty-seven minutes forty-eight seconds ($89^{\circ}27'48''$) east for a distance of one hundred twenty and 06/100 (120.06) feet to a P.K. Spike set;
- 2) Thence in a northwardly direction on a bearing of north no degrees fifty-seven minutes thirty-six seconds ($00^{\circ}57'36''$) 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.

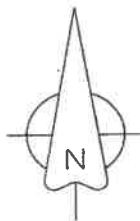
The above tract is out of land conveyed to the Board of Education of Sugarcreek Township by deed recorded in Volume 131, Page 301, of the Deed Records of Greene County, Ohio.

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

Scale 1" = 80'



SOUTH EAST STREET

35' R/W

P.O.B. 121

S 00°30'00" W 302.02'

12' P.O.B. 121

32.62' P.O. Set

LOT 1
BELLBROOK UNITED METHODIST CHURCH PLAT
Plat Cuh. 34, Slide 6134
1.380 Ac.

N 00°57'38" E
4.58' 38"

172.84'

S 89°08'37" E

10' Access Easement

S 89°27'48" E
120.06'

S 89°20'00" E
130.00'

S 89°56'07" E
89.24'

S 89°08'37" E
109.35'

(37.78')

P.O. Set

N 00°40'45" E
92.58'

12' P.O.B. 121

S 87°57'34" E
317.97'

10' C.L. Fence

Gate

29,314 SQ. FT.
0.6730 ACRES

10' C.L. Fence

S 89°20'07" W
319.37'

S 01°52'21" E
84.68'

5' Street P.P.

Ronald E. Browning
O.R. 2547, Pg. 263
1.72 Ac.

Ashley R. & Doreen L.
Nugala
O.R. 2706, Pg. 773
0.72 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 Cuh. 34, Slide 6134, of the Plat Records of Greene County, Ohio.
All iron pins and spikes found or set are in good condition unless otherwise noted.
All iron pins set are 3/4" rebar with identifying surveyor caps.
All easage shown on adjacent properties has been taken from Greene County Tax Map data.

Board of Education of Sugarcreek Township
D.Vol. 131, Pg. 301
9.11 Ac.

Prepared By:
Loreia A. Green & Associates
5320 SL Rt. 734
Jamestown, Ohio 45335
(937) 675-6400

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

REF SOURCE NO. 6147

APPROVED GREENE COUNTY ENGINEER

By

Date 5917

APPROVED BY:

ZONING 05000 DATE 6-6-17

010102

RPCC, CITY, OR VILLAGE	DATE
------------------------	------



GRANTOR Bd. of Ed. of Sugarcreek Twp.

GRANTEE Ballbrook Lions Club

LOCATION

Section 52 Town 3 Range 6

Survey No.

City of Bellbrook TOWNSHIP

CREENE COUNTY, OHIO

DATE May 4, 2017



Bellbrook Lion's Storage Building Plot Plan 1

1/4"=10ft

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

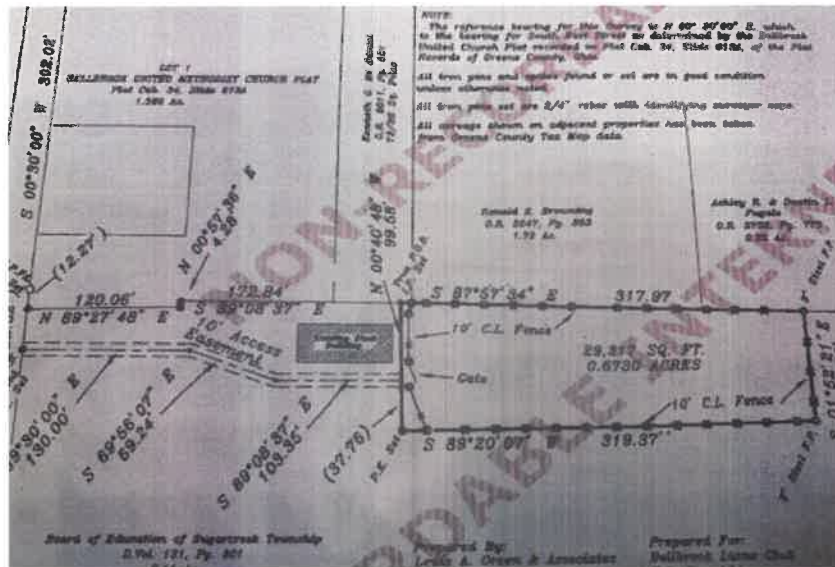


The building (42'x104'=4368 sq ft) will be built over an existing concrete slab (39'x97'=3783 sq ft). There will be an increase of 585 sq ft which will create very little surface water run off.

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

Other Pictures of reference:

Item A. Section 9, Item



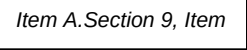
Deeded access easement drawing to South Street



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.



MIDWEST
MANUFACTURING

Estimated price: \$58,528.37 *

How to purchase at the store

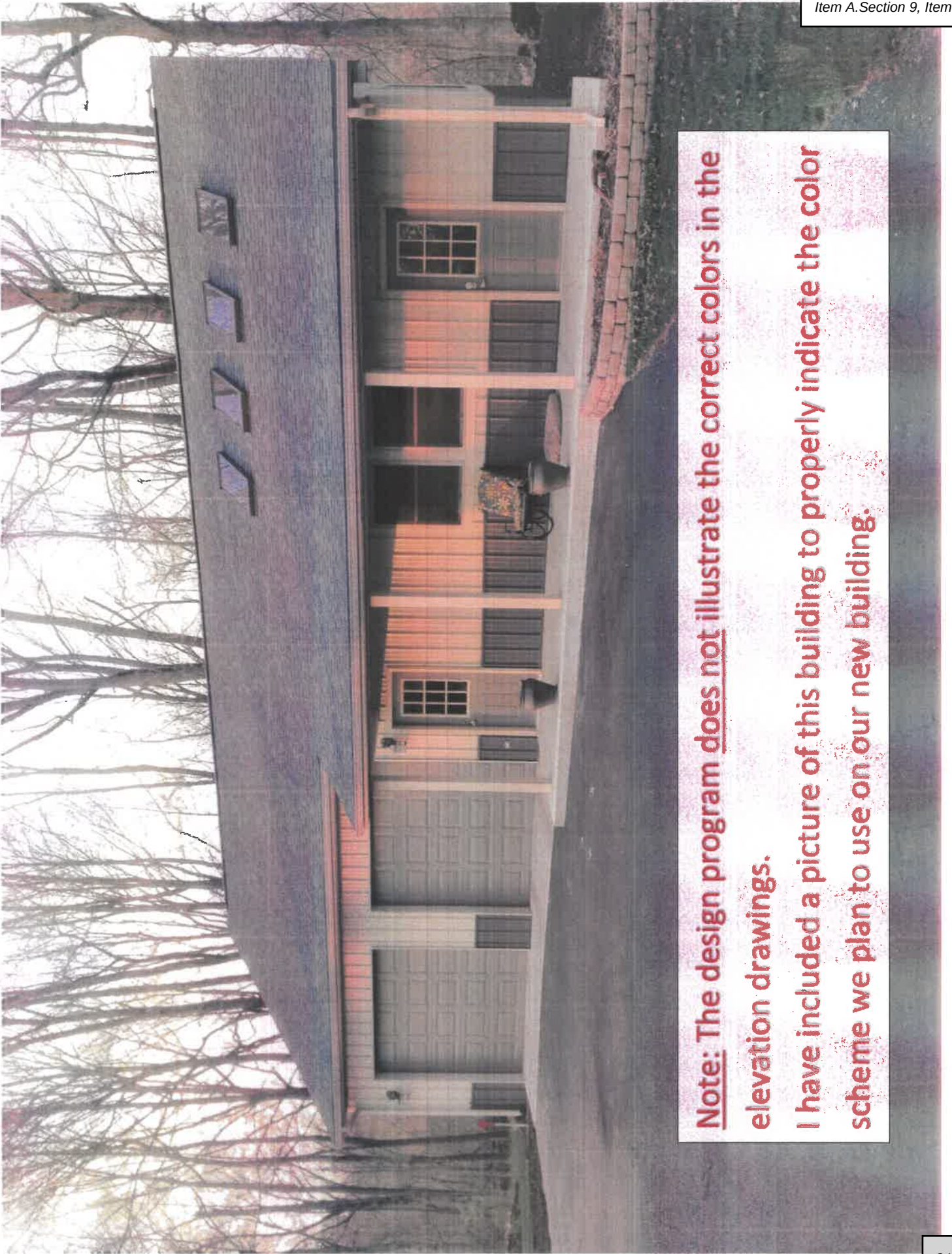
- ## How to recall and purchase a saved design at home

- ### FLOOR PLAN

The site plan for Building 1 is a rectangular structure with overall dimensions of 184' by 42'. The building is divided into a central corridor and two side wings. The central corridor is 20' wide and contains six rooms, each 12' x 12'. The side wings are 21' wide and contain two rooms each, each 12' x 12'. The building is labeled 'BUILDING 1' in the center. The plan includes detailed dimensions for all walls, windows, and doors. The building is oriented with the long side running horizontally. The plan also shows the location of the main entrance and the building's relationship to the surrounding site.

Building 1 Layout Details:

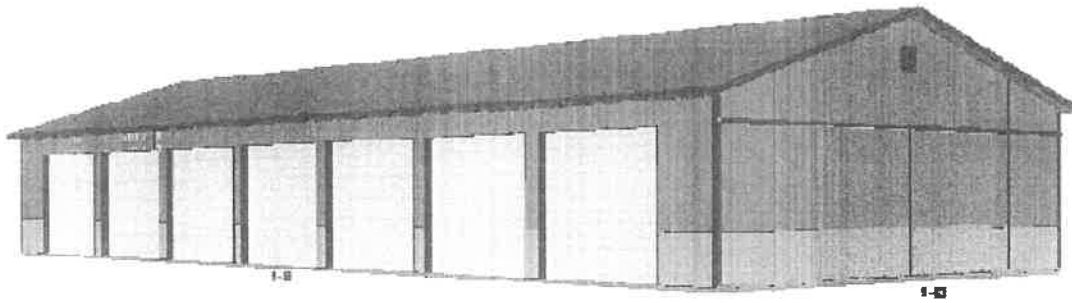
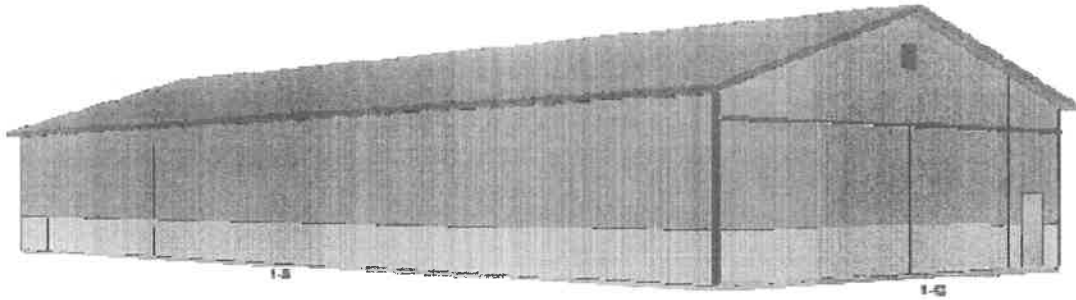
- Overall Dimensions:** 184' (Length) x 42' (Width).
- Central Corridor:** 20' wide, containing six rooms (OH 1 to OH 6), each 12' x 12'.
- Side Wings:** 21' wide, containing two rooms (OH 7 and OH 8) on each side, each 12' x 12'.
- Entrances:** Located on the left and right sides of the building.
- Structural Details:** The plan shows the location of columns, walls, and doors. The building is labeled 'BUILDING 1' in the center.



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).
- Prepaint 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

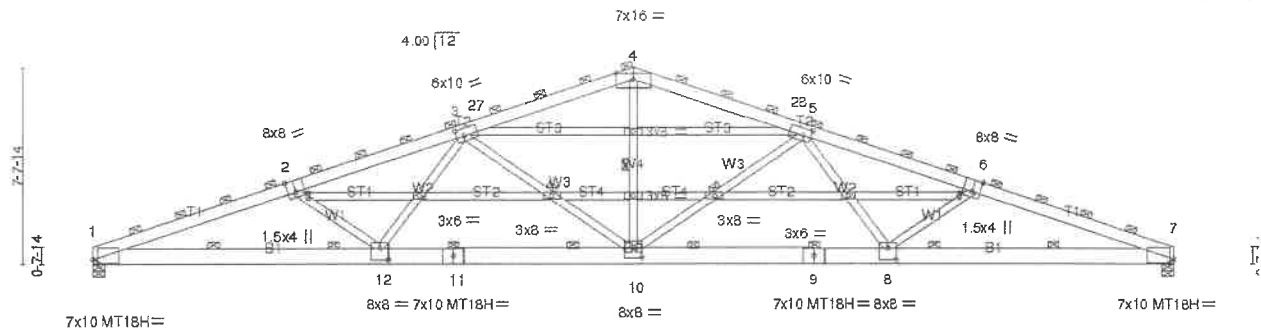
P428E

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-KMZJ8eYmzV?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
 2-6-0 0-1-12 2-6-0 2-6-10 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 = 80



0-0-0 2-6-0 2-7-12 5-1-12 6-6-0 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)		SPACING-	9-0-0
TCLL (roof)	20.0	Plate Grip DOL	1.15
Snow (Ps/Pg)	11.3/20.0	Lumber DOL	1.15
TCDL	4.0	Rep Stress Incr	NO
BCLL	0.0	Code IBC2015/TP12014	
BCDL	1.0		
		CSI.	
		TC	0.89
		BC	0.86
		WB	0.86
		(Matrix-M)	
		DEFL.	
		in (loc)	Vdefl L/d
		Vert(LL)	-0.69 8-10 >726 240
		Vert(CT)	-0.87 8-10 >578 180
		Horz(CT)	0.22 7 n/a n/a
		PLATES	GRIP
		MT20	197/144
		MT18H	244/190
		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 s Nov 13 2015 MITek Industries, Inc. Wed Dec 21 13:29:02 2016 Page 2
ID: vJ7P7QWzZvRl7qjY2Hly7S4N-KMZJ8sYmzV7yWjQcasOV7zLC_5gcZRhtfCtZiyek0**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

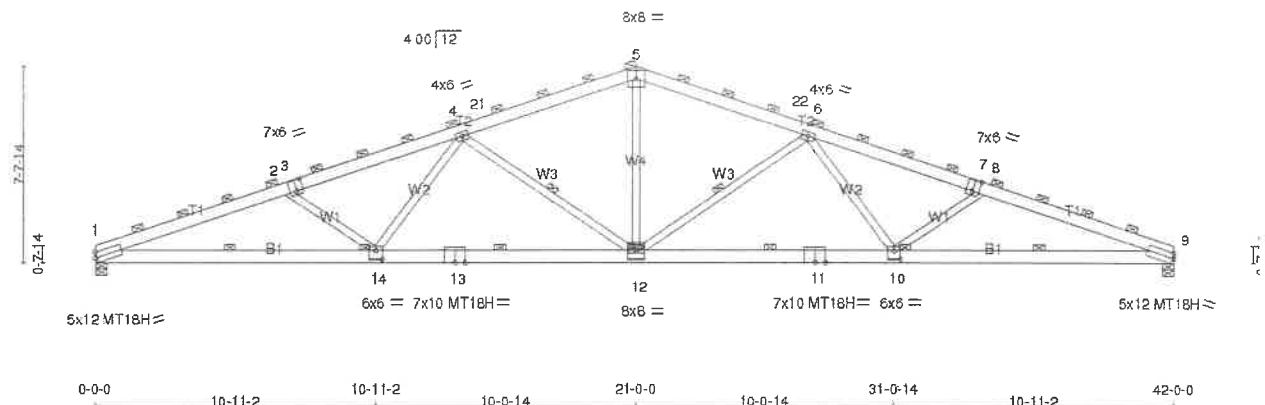
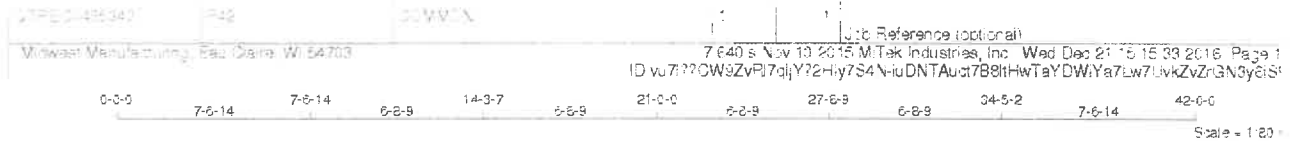


Plate Offsets (X, Y) -- [3:0-3-0-0-5-4], [7:0-3-0-0-5-4], [10:0-3-0-0-4-0], [14:0-3-0-0-4-0]									
LOADING (psf)		SPACING	8-0-0	CSI		DEFL.	in (loc)	Vdef	L/d
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.82	Vert(LL)	-0.75 10-12	>676	240
Snow (Ps/Pg)	11.3/20.0	Lumber DOL	1.15	BC	0.78	Vert(CT)	-0.94 10-12	>536	180
TCDL	4.0	Rep Stress Incr	NO	WB	0.80	Horz(CT)	0.28 9	n/a	n/a
BCLL	0.0	Code IBC2015/TPI2014		(Matrix-M)					
BCDL	1.0								
PLATES GRIP									
MT20 197/144									
MT18H 197/144									
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) Vasd=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)	Compressive 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:Ya7Lw7UvkZvZrGN3yQIS**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



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.



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

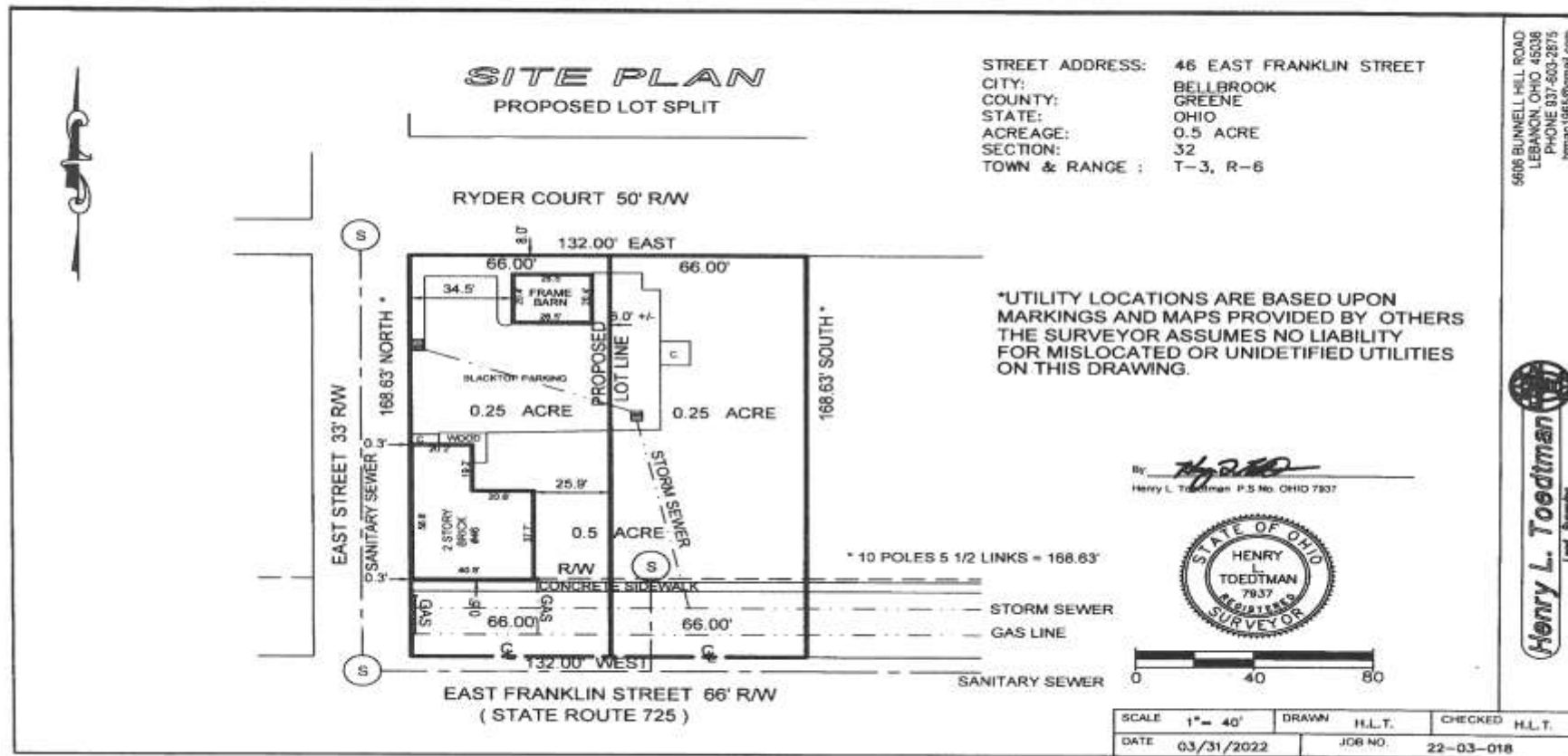
The recommendation of Planning Board will be presented to City Council for final approval.

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.



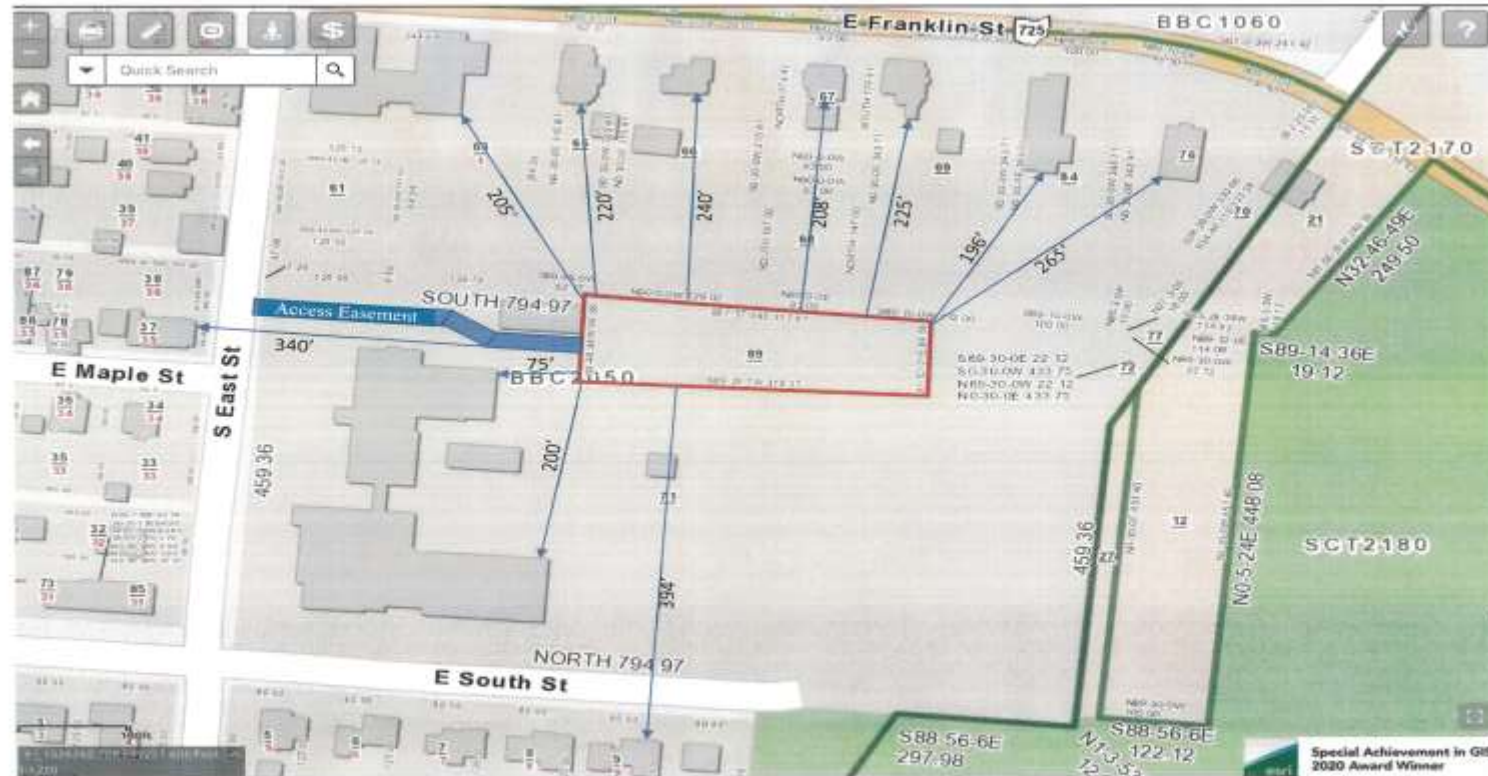
Bellbrook Lion's Storage Building Plot Plan 1

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

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

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

$$1'' = 130\text{ft}$$

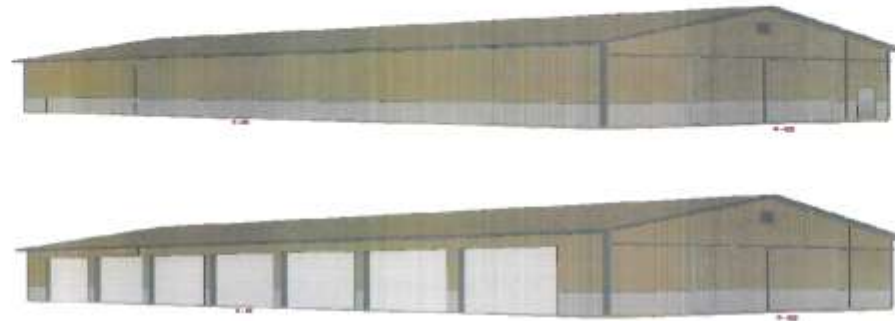
31 S. East St.

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.

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 / /		
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 / /		
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 9, 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

RECORD OF ORDINANCES

Item B. Section 9, 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

File Attachments for Item:

A. Resolution 2022-R-15 AUTHORIZING THE CITY MANAGER TO ENTER INTO PROFESSIONAL SERVICES AGREEMENTS WITH BUCKEYE ENERGY BROKERS, INC. TO PROVIDE ELECTRIC AND NATURAL GAS AGGREGATION SERVICES (Hoke)



AGENDA ITEM INFORMATION REPORT

Meeting Type: City Council Meeting

Meeting Date: 6/13/2022

Department: Administration

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

Resolution

Resolution 2022-R-15 AUTHORIZING THE CITY MANAGER TO ENTER INTO PROFESSIONAL SERVICES AGREEMENTS WITH BUCKEYE ENERGY BROKERS, INC. TO PROVIDE ELECTRIC AND NATURAL GAS AGGREGATION SERVICES (Hoke)

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:

In 2003 the electors of the City agreed to have a plan for electric and natural gas aggregation developed. Although a plan was not implemented, the legal process to allow it remains valid. This resolution authorizes an agreement with Buckeye Energy Brokers, Inc. to serve as the City's consultant to develop and conduct the plan and RFP's for energy suppliers.

The agreements will cover both electric and natural gas aggregation with hopes to get proposals back from suppliers as early as August to begin enrolling residents into the new rates by September.

Any residential account not currently enrolled in an aggregation contract would be opted into the master agreement. However, should any resident choose not to participate or remain in the agreement, they will be able to cancel without cost or fee. In addition, residents can subsequently opt back in.

RECORD OF RESOLUTIONS

Item A. Section 10, Item

Resolution No. 2022-R-15

June 13, 2022

City of Bellbrook State of Ohio

Resolution No. 2022-R-15

AUTHORIZING THE CITY MANAGER TO ENTER INTO PROFESSIONAL SERVICES AGREEMENTS WITH BUCKEYE ENERGY BROKERS, INC. TO PROVIDE ELECTRIC AND NATURAL GAS AGGREGATION SERVICES

WHEREAS, in 2003 the electorate of the City of Bellbrook approved development of a plan of operation for the governance of electric aggregation through Ordinance 2003-1 and natural gas aggregation through Ordinance 2003-2 to provide an opportunity for consumers within the City to collectively realize savings and lower costs for energy delivery; and

WHEREAS, the City still desires to provide opportunities for savings for the community and wishes to bring the plan of operation for aggregation forward; and

WHEREAS, Section 240.03(b) of the Code of Ordinances of Bellbrook allows contracts for professional services be entered into by the City Manager without use of formal or informal competitive procedures

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. After due deliberation, City Council authorizes the City Manager to enter into professional services agreements with Buckeye Energy Brokers, Inc. for consultation of electric and natural gas aggregation services.

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

File Attachments for Item:

B. Resolution 2022-R-16 AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE CONSTRUCTION AND INSTALLATION OF STORM WATER MANAGEMENT INFRASTRUCTURE AND ALL NECESSARY AND RELATED APPURTENANCES WITHIN THE CITY (Middlestetter)

AGENDA ITEM INFORMATION REPORT



Meeting Type: City Council Meeting

Meeting Date: 6/13/2022

Department: Service

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

Resolution

Resolution 2022-R-16 AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE CONSTRUCTION AND INSTALLATION OF STORM WATER MANAGEMENT INFRASTRUCTURE AND ALL NECESSARY AND RELATED APPURTENANCES WITHIN THE CITY (Greenwood)

FISCAL IMPACT:

Cost: TBD **Source of Funds:** ARPA

Funds Currently Budgeted: Yes

Notes/Implications: [Click or tap here to enter text.](#)

PURPOSE AND BACKGROUND:

Upon conducting the process for determining priorities in the community for use of available ARPA funds, storm water management came in as the highest priority. A review of the areas with the most frequent issues revealed Lower Hillside as one of those locations.

Engineering has been conducted and identified a solution to help improve the drainage of storm water from the street and neighborhood. It is estimated the project will cost \$200,000 which includes milling and repaving the roadway as opposed to asphalt patch and repair.

This Resolution authorized the bud process which, if approved, is expected to be released first part of July. Once bids are received and reviewed, the recommended bidder will be brought for Council approval.

RECORD OF RESOLUTIONS

Item B. Section 10, Item

Resolution No. 2022-R-16

June 13, 2022

City of Bellbrook State of Ohio

Resolution No. 2022-R-16

AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE CONSTRUCTION AND INSTALLATION OF STORM WATER MANAGEMENT INFRASTRUCTURE AND ALL NECESSARY AND RELATED APPURTENANCES WITHIN THE CITY

WHEREAS, City Council has approved implementing maintenance and improvement plans for the storm water infrastructure within the City; and

WHEREAS, the City is in need to contract services related to improvements and installation of stormwater management infrastructure; and

WHEREAS, City Council has agreed to an RFP process to be facilitated by City Staff

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. The City Manager is hereby authorized to solicit, advertise and receive responses from qualified firms in accordance with Section 240.03 of the Bellbrook Code of Ordinances to provide materials and perform services related to the construction and installation of storm water management infrastructure and all necessary and related appurtenances within the City.

Section 2. City Council hereby authorizes the RFP process for this project as detailed in the Bellbrook Request for Proposals and Instructions Book.

Section 3. 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 4. That this resolution shall take effect and be in force forthwith.

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

____ Yeas; ____ Nays.

RECORD OF RESOLUTIONS

Item B. Section 10, Item

Resolution No. 2022-R-16

June 13, 2022

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council



City of Bellbrook

15 East Franklin Street

Bellbrook, Ohio 45305

T (937) 848-4666

F (937) 848-5190

www.cityofbellbrook.org

**REQUEST FOR PROPOSALS
And
INSTRUCTIONS
RFP 2022-**

City of Bellbrook

The City of Bellbrook, a municipal corporation,

Attached to this RFP are the listed Instructions for Bidders/Offerors in the first ten (10) pages of this document. All potential bidders must thoroughly review and certify their understanding of the Instructions and this RFP process.

GENERAL INSTRUCTIONS TO BIDDERS/OFFERORS

For the purposes of this Document, the terms “Bid” and Proposal” have the same meaning, and the terms “Bidder, Offeror, Contractor, Vendor” are intended to mean the company or firm who is the respondent Bidder for this RFP.

- 📌 The following instructions are to be considered an integral part of this proposal. Unless otherwise requested, three (3) complete copies of the written proposal need be submitted. The person signing the bid/proposal form must initial any changes or corrections made to this proposal.
- 📌 No proposal may be withdrawn or modified in any way after the bid/proposal-opening deadline. **Quotes must remain valid for ninety (90) days after the quote date.** Quotes submitted with a less than ninety (90) day validity will be found non-responsive and will not be considered.
- 📌 All bids/proposals must be a final cost.
- 📌 Bids/Proposals will be received no later than _____ at the City of Bellbrook 15 E. Franklin Street Bellbrook, Ohio 45305 at which time they will be opened and publicly read aloud. Bids/proposals received after the above date and time, or in any other location other than the City of Bellbrook City Hall as noted above will not be considered.
- 📌 A Request for Proposal packet may be obtained from the City of Bellbrook 15 E. Franklin Street Bellbrook, Ohio 45305 or from www.cityofbellbrook.org
- 📌 A Pre-Bid/Proposal meeting will be held on _____ at City Hall for the City of Bellbrook 15 E. Franklin Street Bellbrook, Ohio 45305. A site visit will be available on the same date following the Pre-Bid Conference.
- 📌 If descriptive literature is attached to the bid/proposal, bidder’s name must appear on all sheets.
- 📌 A cover letter must be attached in the form of a standard business letter containing the Contractor’s name, address and telephone number and must be signed with an original signature, in ink, by an individual authorized to legally bind the Contractor. The letter must contain the following information:
 - A statement describing the Contractor’s legal structure (e.g. corporation, partnership) and providing federal tax identification number and principle place of business.
 - A statement that the person signing the quote certifies that he or she is the person in the Contractor’s organization who has actual authority to make decisions as to matters relating to this RFP and to bind the Contractor.
 - A statement that the quote meets the minimum qualifications set forth

in this RFP and accepts all requirements and terms and conditions contained in this RFP.

- A statement that the Contractor does not discriminate in its employment practice with regard to race, color, age, religion, sex, veteran status, sexual preference, national origin, or disability
- A statement that no attempt has been made or will be made by the Contractor to induce any other person or firm to submit or not submit a quote.
- A statement that indicates whether the Contractor or any of its agents has a possible conflict of interest with any city employee involved in the RFP and any ensuing Contract(s) or any other conflict of interest and, if so, an explanation of the conflict must be given.

 **Communication:** If there is any question whatsoever regarding any portion of the instructions or specifications, it shall be the bidder's responsibility to seek clarification immediately from the City of Bellbrook **No later than close of business on _____** unless otherwise stated in the documents.

All questions shall be submitted in writing or via e-mail to the attention of _____ at _____@cityofbellbrook.org. If mailed, the address is as follows: City of Bellbrook ATTN: RFP _____, 15 E. Franklin Street Bellbrook, Ohio 45305. Answer(s) to all questions will be answered after the deadline for questions has expired, and posted to the City's web site, if applicable and feasible.

It shall be the bidder's responsibility to check the City's website (www.cityofbellbrook.org) for any and all addendums or modifications.

Under no circumstances should respondents contact City personnel or officials outside of the opportunity provided herein.

 **Proprietary Information:** Any information contained in the RFP response that is proprietary must be clearly designated. Marking of the entire response as proprietary will neither be accepted nor honored. The City cannot guarantee that all such material noted remains proprietary, particularly if it becomes a significant consideration in contract award. Information will be kept confidential only to the extent allowed by Public Records Laws of Ohio.

 Any variation from the specifications must be clearly stated by the bidder in writing and submitted with his/her proposal.

 The apparent silence of any specifications or any supplement specifications to any details or the omission of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail, and that only materials of first quality and correct type, size and design are to be used. All workmanship is to be of first quality. All interpretations of this specification shall be made upon the basis of this statement.

🐦 The following bid shall be awarded to one bidder based on the specifications as provided for in Chapter 240 of the Bellbrook Code of Ordinances so the City can determine the “lowest and/or best bidder”. An award shall be made to one vendor for the total bid. Unit prices and extensions will be verified, and total checked. Unit price extension and net total must be shown. Unit price shall prevail unless otherwise stated in the proposal.

🐦 The process and description for opening, tabulating and awarding responses to RFP/bids is as follows:

(a) In the case of sealed competitive bids, the bids shall be opened and tabulated publicly by the City Manager. An investigation of the responsibility of the bidders and the responsiveness of the bid shall be made as the City Manager deems necessary. The City Manager shall determine the lowest and/or best bidder. The City may reject all bids if it determines that it is in the best interest of the City to do so.

(b) In the case of competitive proposals, the responses shall be opened publicly by the City Manager. The City may discuss the responses with the proposers to clarify responses and to obtain information needed by the City to determine the lowest and/or best proposal. An investigation of the responsibility of the proposers and the responsiveness of the proposal shall be made as the City Manager deems necessary. The City Manager shall determine the lowest and/or best proposal. The City may reject all proposals if it determines that it is in the best interest of the City to do so.

(c) In the case of two-step competitive proposals (RFQ/RFP), the technical responses shall be opened publicly by the City Manager. The City may discuss the responses with the proposers to clarify responses and to obtain information needed by the City to determine qualified proposers. An investigation of the responsibility of the proposers and the responsiveness of the proposal shall be made as the City Manager deems necessary.

The City Manager shall determine the qualified proposers. The qualified proposers shall then be invited to submit price proposals which shall be opened publicly by the City Manager. The City may discuss responses with the proposers to clarify responses and to obtain information needed by the City to determine the lowest and/or best proposal. If appropriate, the City may request best and final offers. The City Manager shall then determine the lowest and best proposal. The City may reject all proposals if it determines that it is in the best interest of the City to do so.

🐦 *The City of Bellbrook reserves the right to accept, reject or waive any irregularities in the proposal and/or any and all bids received for the work contemplated herein and to accept or reject any or all proposals and/or bids. The proposal and/or bids will be compared on the basis of the total cost of the project and the award will be made to the lowest and/or best bidder (or bidders), provided the proposal and/or bid is reasonable and is in the best interest of the City (owner) to accept. In determining the lowest and best bid the City (owner), in its sole discretion, may consider factors, including but not limited to, the bidder’s work history, (including work done under other names), experience,*

conduct and performance on previous contracts, management skills, ability to execute the contract properly, customer satisfaction, work on comparable projects, ability to timely complete the work in accordance with the contract documents, the Bidder's financial condition and facilities, and the Bidder's compliance with federal, state, and local laws, rules, and regulations, (including but not limited to the Prevailing Wage Laws, Occupational Safety and Health Act, and the State of Ohio's Equal Employment Opportunity Commission requirements, as may be applicable).

🦉 The City desires delivery of the material or services specified at the earliest possible time after the date of award. An unreasonable delivery proposal may be cause for disqualifying a bid. Each bidder shall state a definite time and avoid using terms such as "ASAP" or "approximately so many days".

🦉 **Insurance:** The Contractor will maintain the following insurance from insurer(s) rated A- or better by A.M. Best in amounts sufficient to protect the Contractor and Owner from claims under Workers Compensation Acts and any other claims for property damage and/or bodily injury, including death, which may arise from the performance of the Work under this Subcontract, whether the Work is performed by the Subcontractor, its subcontractor, or anyone directly or indirectly employed by either of them.

Limits of coverage to be as follows:

(a)	Workers' Compensation Employers Liability/Ohio Stop Gap	Statutory \$ 1,000,000
(b)	Commercial General Liability: Bodily injury/property damage per occurrence General Aggregate Products/Completed Operations Aggregate	\$ 1,000,000 \$ 2,000,000 \$ 2,000,000
(c)	Commercial Automobile Liability: Combined Single Limit (including Owned, Hired, and Non-Owned Autos)	\$1,000,000
(d)	Excess/Umbrella Liability (over Employer's Liability, General Liability, and Auto)	\$ 1,000,000

Liability policy requirements. The General Liability policy must be written on the current edition of ISO form CG 00 01 or equivalent. The policy shall have no modifications limiting coverage for contractual liability, damage to work performed by subcontractors, residential construction, earth movement, explosion, collapse, or underground damage. The policy shall be endorsed to provide that the General Aggregate Limit applies separately to each of the insured Contractor's projects. The Owner (including its officers, directors and employees) shall be named as Additional Insured on the General Liability policy on ISO form CG 20 10 11 85 or its equivalent, affording coverage to Additional

Insured(s) for claims arising out of both ongoing and completed operations. Owner shall also receive coverage as an additional insured Contractor's Auto Liability policy. Contractor's policies shall be primary insurance as respects Owner, and any other insurance policy that Owner may have in effect shall be deemed excess and not contributory. The General Liability policy affording coverage to Owner as Additional Insured must be maintained for three (3) years after completion of the project. If any of the Work is performed by subcontractors, Contractor shall be responsible for ensuring subcontractors comply with these insurance requirements, and extend coverage to both Contractor and Owner as additionally insured.

Installation Floater. Contractor shall purchase and maintain an Installation Floater, covering loss or damage to materials and/or equipment suffered during the course of the Work. This insurance shall include the interests of the Owner, Contractor and any Subcontractors. The policy shall be written on special form and shall cover all materials specified for the job, whether onsite, offsite or in transit.

The Contractor will submit to the Owner certificates of insurance (including a certificate of compliance from the Ohio Bureau of Workers' Compensation for Ohio subcontractors) certifying that the insurance policies required by this agreement are in force and shall be maintained for the duration of the Project. Contractor shall also provide copies of additional insured endorsement(s) as required herein. Full copies of policies shall be provided upon Owner's request. Certificates shall reflect Owner's status as an additional insured and shall provide that Owner is to be provided thirty (30) days advance written notice in the case of cancellation or nonrenewal of the required policies (10 days if cancelled due to nonpayment of premium).

Until said certificate of insurance is properly executed and delivered to the City, the Contractor shall not move its equipment or laborers onto the premises or begin performance of the work specified under an awarded agreement. If the Contractor fails to provide the required insurance, the City of Bellbrook shall have the right to disqualify the Contractor. **Proof of insurance should be included in the submitted bid documents.**

 **References:** Contractor must provide five (5) references of customers with successful implementations of similar size and scope with work performed within the past five (5) years. Please include name, address, contact and phone number. If sub-contractors or business partners will be used in conjunction with the installation or maintenance of this project, please provide references as stipulated above. **References should be included in bid documents**

 **Inspection:** It is understood within this agreement that any problems such as equipment failure, unspecified maintenance, lack of performance and any other conditions outlined in the scope of service not performed by the Contractor will be under immediate review by the City of Bellbrook.

- 🦉 **License and Permits:** It shall be the responsibility of the successful bidder to obtain all licenses and permits required to perform this service at no additional cost to the City of Bellbrook.
- 🦉 **Timeline:** Provide an estimated, standard timeline for installation, implementation and creative design services. **Timeline should be included in bid documents.**
- 🦉 **Configuration and Pricing:** Bidder must itemize all charges for individually identifiable components of the proposed system, including all associated installation, programming and training if applicable. Bidder must include charges for all components required to connect any applicable applications.

RFP Checklist:

Please review and check off these 10 most important items to consider when responding to an RFP for the City of Bellbrook:

	Read the <u>entire</u> document. Note critical items such as: mandatory requirements; supplies/services required; submittal dates; number of copies required for submittal; contract requirements (i.e., contract performance, insurance requirements, performance and/or reporting requirements, etc.).
	Note the procedures for communication with the City during the RFP process. All communication during the RFP process must be in writing. Offerors should not contact City personnel or officials outside of the opportunity provided in the document.
	Attend the pre-proposal conference if one is offered. These conferences provide an opportunity to ask clarifying questions, obtain a better understanding of the project, or to notify the City of any ambiguities, inconsistencies, or errors in the RFP.
	Take advantage of the “question and answer” period. Submit your questions by the due date listed and view the answers given in the formal “addenda” issued for the RFP. All addenda issued for an RFP are posted on the City’s website and will include all questions asked and answered concerning the RFP.
	Follow the format required in the RFP when preparing your response. Provide point-by-point responses to all sections in a clear and concise manner.
	Provide complete answers/descriptions. Read and answer all questions and requirements. Don’t assume the City or the evaluating staff will know what your company capabilities are or what items/services you can provide, even if you have previously contracted with the City of Bellbrook. The proposals are evaluated based solely on the information and materials provided in your response.

	Use the forms provided, if any. e.g., bidders submittal page, reference forms, attachment forms, etc.
	Before submitting your response, check the City's website at: www.cityofbellbrook.org to see whether any addenda were issued for the RFP.
	Review and read the RFP document again to make sure that you have addressed all requirements. Your original response and the requested copies must be identical and be complete. The copies are provided to the evaluating staff members and will be used to score your response.
	Submit your response on time. Note all the dates and times listed in the RFP and be sure to submit all required items on time. Late proposal responses are <i>never</i> accepted.

Please Note:

All potential contractors are strongly urged to submit supporting documentation as to their qualifications to perform the Scope of Work.

Certificate of Insurance, Reference List and Timeline must be attached.

If additional comments or conditions are desired, please attach a separate sheet providing details.

Include all proposed equipment specifications; showing manufacturer name, model, etc. depicting unit specifications and other pertinent information.

Certification:

The undersigned on the Bid Proposal certifies that the Instructions to Bidder has been carefully examined, is thoroughly familiar with the terms and specifications applicable to and made part of this Request for Proposal, and understands and is capable of meeting the provisions within to the quality, type and grade of work requested. The undersigned further certifies the prices shown in the schedule of items contained within the Proposal/Bid are in accordance with the conditions, terms and specifications of the proposal and that any exception taken thereto may disqualify the bid.

Signature

Date

Print Name

Title

Email Address

Phone

Company Name

City of Bellbrook Request for Proposals

RFP

Advertised as: _____

Release Date: _____

Closing Date: _____

The City of Bellbrook, a municipal corporation,

1. General Information

- 1.1. The City of Bellbrook invites qualified firms to submit proposals for
Proposals shall be submitted in accordance with the Documents and
Requirements as set forth in this formal "Request for Proposals." The Contract
that will result from this "Request for Proposals" will include what is indicated in
Section 4 "Scope of Work" of this RFP.
- 1.2. A City Review and Selection Committee will evaluate the proposals submitted.
- 1.3. During evaluation, the City Review and Selection Committee reserves the right,
where it may serve the City's best interest, to request additional information
or clarification from the Offeror, or to allow corrections of errors or omissions.
Oral interviews may be conducted by the City Review and Selection Committee
for the Contractors who submit a Proposal and were short listed.
- 1.4. Submission of a proposal indicates acceptance by the Offeror of the
conditions contained in this Request for Proposals, unless clearly and
specifically noted in the proposal submitted and confirmed in the resultant
contract between the City of Bellbrook and the Contractor selected.
- 1.5. There is no expressed or implied intent or obligation for the City of Bellbrook to
reimburse responding firms for any expenses incurred in preparing proposals,
as well as, travel expenses during interviews in response to this Request for
Proposals.
- 1.6. The City of Bellbrook shall reserve the right to terminate any agreement
resultant from this solicitation and subsequent action for cause but not
limited to inadequacy of performance.

2. Contact Person/Communication

City of Bellbrook
Request for Proposal Book

- 2.1. Until the receipt and opening of proposals, the proposers' principal contact with the City of Bellbrook will be as listed below. All questions are to be submitted in writing and potential Bidders will receive copies of all questions and answers except for the questions that are considered proprietary. Questions will only be received through _____

City of Bellbrook
 15 E. Franklin St.
 Bellbrook, Ohio 45305
 Email: @cityofbellbrook.org

- 2.2. All contacts and communication regarding the proposal should be with the above named individual only. Bidders contacting other City Staff or Officials may be disqualified for doing so.

3. Background Information

- 3.1. The City of Bellbrook a municipal corporation, .

4. Scope of Work

- 4.1. The following is a list of provisions and requirements falling under the expected Scope of Work:

a)

- 4.2. Warranties

5. RFP Requirements:

- 5.1. Submitting RFP Proposal packages:

- a) Offeror will submit a comprehensive and thorough written plan for .
 Pricing must be listed on the proposal, and no sales tax should be included.

6. Evaluation of Proposals and Required Information

- 6.1. Proposals submitted will be evaluated by the City Review and Selection Committee.
- 6.2. The Committee may call for oral interviews. The City reserves the right to retain all proposals submitted and use and idea in a proposal regardless of whether or not said proposal is selected.
- 6.3. The evaluation factors considered in the selection process will weigh heavily into the City's decision making process. These evaluation requirements are considered to be minimum requirements. More points may be awarded for exceeding the minimum requirements.
- 6.4.

7. Right to Reject Proposals

- 7.1. Submission of proposals indicates acceptance by the Offering Firm of the Conditions contained in this RFP, unless clearly and specifically noted in the proposal submitted and confirmed in the subsequent Agreement between the City of Bellbrook and the selected firm.
- 7.2. The City of Bellbrook reserves the right to reject any or all proposals and to award to the proposer the City determines to be most qualified and whose award of the contract will be in the best interests of the City.
- 7.3. Late proposals will not be accepted. Offerors are held responsible that their proposals arrive at the City of Bellbrook on or before the designated date and time.

8. Withdrawal of Proposals

- 8.1. Requests to withdraw proposals received after the date and time set for bid opening will not be considered. Only requests to withdraw proposals prior to that date and time will be considered.

9. Contract Termination

- 9.1. The City of Bellbrook reserves the right to terminate any subsequent Agreement or Contract as a result of this RFP if the Contractor does not perform as required by the Terms and Conditions therein.

*** END OF DOCUMENT ***

File Attachments for Item:

C. Resolution 2022-R-17 AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE CONSTRUCTION OF CERTAIN ROADWAY IMPROVEMENTS INCLUDING CROSSWALKS, CURBING, LANDSCAPE, AND HARDSCAPE TOGETHER WITH ALL NECESSARY AND RELATED APPURTENANCES FOR THE DOWNTOWN STREETSCAPE IMPROVEMENT PLAN (Havens)

AGENDA ITEM INFORMATION REPORT



Meeting Type: City Council Meeting

Meeting Date: 6/13/2022

Department: Service

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

Resolution

Resolution 2022-R-17 AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE CONSTRUCTION OF CERTAIN ROADWAY IMPROVEMENTS INCLUDING CROSSWALKS, CURBING, LANDSCAPE, AND HARDSCAPE TOGETHER WITH ALL NECESSARY AND RELATED APPURTENANCES FOR THE DOWNTOWN STREETSCAPE IMPROVEMENT PLAN (Havens)

FISCAL IMPACT:

Cost: TBD **Source of Funds:** Grant Funding

Funds Currently Budgeted: No

Notes/Implications: Grant Funding has yet to be appropriated into budget

PURPOSE AND BACKGROUND:

We are excited and honored to have been awarded \$75,000 towards the implementation of the Downtown Streetscape Improvement Plan from the Greene County Community Improvement Grant. The Streetscape Plan has identified a number of projects through priorities of safety and need. The first projects will include installation of a mid-street crosswalk on Franklin, and a crossing on n. Main at Bellbrook Park. The crossings will include curb bump-outs, repaving, hardscape, landscaping and rapid flashing beacons (RFB's) for enhanced pedestrian safety. This project is more than adding a crosswalk, it includes the design elements of the improved streetscape for walkability, appearance and safety.

The engineering and survey work s underway. Including the design of drawings and scope of work for the bidders, it is expected to be released by September.

RECORD OF RESOLUTIONS

Item C. Section 10, Item

Resolution No. 2022-R-17

June 13, 2022

City of Bellbrook State of Ohio

Resolution No. 2022-R-17

AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE CONSTRUCTION OF CERTAIN ROADWAY IMPROVEMENTS INCLUDING CROSSWALKS, CURBING, LANDSCAPE, AND HARDSCAPE TOGETHER WITH ALL NECESSARY AND RELATED APPURTENANCES FOR THE DOWNTOWN STREETScape IMPROVEMENT PLAN

WHEREAS, City Council has approved the Downtown Streetscape Improvement Plan to provide improved safety, walkability and streetscape appearance; and

WHEREAS, the City is in need to contract services related to constructing and installing those improvements based on the Downtown Streetscape Improvement Plan; and

WHEREAS, City Council has agreed to an RFP process to be facilitated by City Staff

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. The City Manager is hereby authorized to solicit, advertise and receive responses from qualified firms in accordance with Section 240.03 of the Bellbrook Code of Ordinances to provide materials and perform services related to the construction of certain roadway improvements including crosswalks, curbing, landscape, and hardscape together with all necessary and related appurtenances for the Downtown Streetscape Improvement Plan.

Section 2. City Council hereby authorizes the RFP process for this project as detailed in the Bellbrook Request for Proposals and Instructions Book.

Section 3. 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 4. That this resolution shall take effect and be in force forthwith.

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

____ Yeas; ____ Nays.

RECORD OF RESOLUTIONS

Item C. Section 10, Item

Resolution No. 2022-R-17

June 13, 2022

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

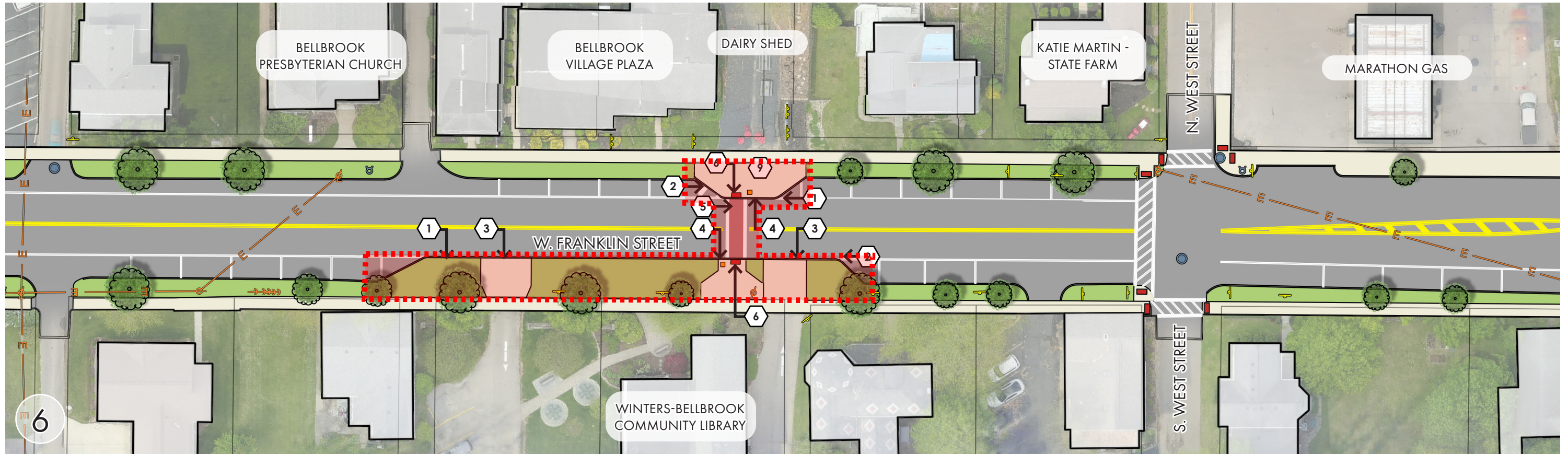


EXHIBIT (3-24-2022)

PROPOSED LIMIT OF WORK

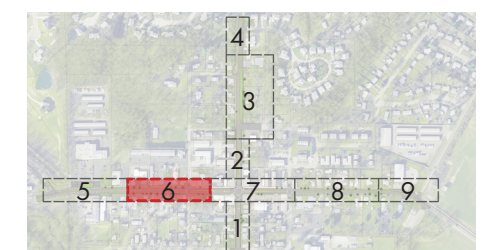
LEGEND

CONCRETE SIDEWALK	PROPOSED BENCH LOCATION
PAVERS	PROPOSED BIKE RACK LOCATION
TREE LAWN	NEW PLANTER
ADA WARNING PAD	PROPOSED TRASH CAN LOCATION
SIGN	FIRE HYDRANT
RAPID FLASHING BEACON	MANHOLE
NEW LIGHT POLE WITH BANNER	STORM DRAIN

PROPOSED KEY NOTES

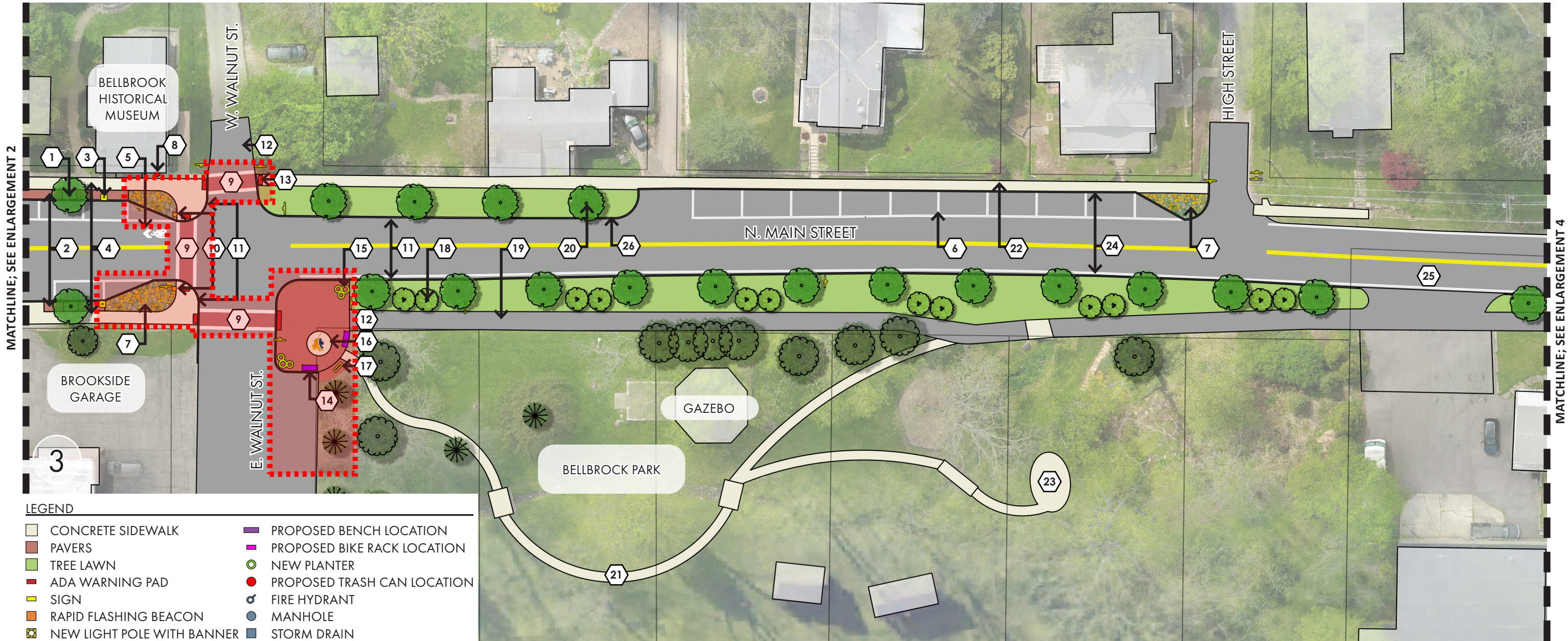
- PROPOSED CURB BUMP OUT, TYP.
- PROPOSED 6" CONCRETE CURB
- PROPOSED CURB CUT
- PROPOSED RAPID FLASHING BEACON
- PROPOSED DECORATIVE CROSSWALK
- PROPOSED ADA DETECTABLE WARNING PAD, TYP.

KEY MAP



Proposed Downtown Streetscape Plan

SCALE 1"=40'



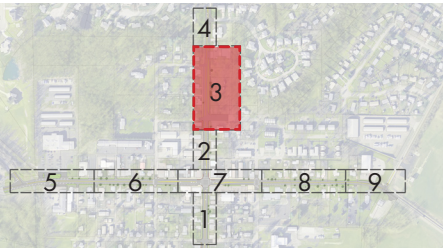
PROPOSED KEY NOTES

1	PROPOSED STREET TREE IN GRATE WITH ELECTRICAL OUTLET, TYP.	7	PROPOSED PLANT BED, TYP.	13	PROPOSED ADA DETECTABLE WARNING PAD, TYP.	20	PROPOSED STREET TREE, TYP.
2	PROPOSED 4' DECORATIVE PAVER BANDING	8	PROPOSED TRASH CAN, TYP.	14	PROPOSED AND/OR RELOCATED BENCH, TYP.	21	PROPOSED ADA PEDESTRIAN CONNECTIVITY
3	NEW PEDESTRIAN LIGHT POLE WITH BANNER AND ELECTRICAL OUTLET	9	PROPOSED DECORATIVE CROSSWALK	15	PROPOSED PLANTERS, TYP.	22	PROPOSED UNDERGROUND UTILITIES
4	PROPOSED 5' CONCRETE SIDEWALK	10	PROPOSED RAPID FLASHING BEACON	16	PROPOSED PLAZA WITH BRANDING ELEMENT	23	PROPOSED SEATING AREA
5	PROPOSED SHARROW PAVEMENT MARKING	11	PROPOSED 6" CONCRETE CURB	17	MONUMENT SIGN WITH HISTORIC MARKER	24	PROPOSED STORM SEWER
6	PROPOSED ON-STREET PARKING STRIPING, TYP.	12	PROPOSED BIKEWAY CONNECTION FROM BELLBROOK PARK TO W. WALNUT STREET FOR FUTURE BELLBROOK-FAIRBORN CONNECTOR BIKEWAY	18	ADDITIONAL LANDSCAPE BUFFER ALONG BIKE PATH	25	PROPOSED CURB CUT
				19	RICHARD L. FREDERICK BIKEWAY	26	PROPOSED CURB BUMP OUT, TYP.

EXHIBIT (3-24-2022)

PROPOSED LIMIT OF WORK
Note: Park entrance hardscape improvements not included, connect new curb ramp to existing sidewalk/trail.

KEY MAP



Proposed Downtown Streetscape Plan

SCALE: 1" = 40'-0"

File Attachments for Item:

D. AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE INSTALLATION OF OUTDOOR EMERGENCY WARNING SIRENS (Greenwood)

AGENDA ITEM INFORMATION REPORT



Meeting Type: City Council Meeting

Meeting Date: 6/13/2022

Department: Safety

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

Resolution

Resolution 2022-R-18 AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE INSTALLATION OF OUTDOOR EMERGENCY WARNING SIRENS

FISCAL IMPACT:

Cost: TBD **Source of Funds:** ARPA

Funds Currently Budgeted: Yes

Notes/Implications: [Click or tap here to enter text.](#)

PURPOSE AND BACKGROUND:

The City established a goal to have outdoor emergency warning sirens installed to provide advanced and early warning to residents in the community of incoming weather or other emergencies.

It is common to disregard the value of warning sirens, noting television, cell phones and other devices provide more than adequate and often times more accurate or timely warning of incoming weather. The outdoor warning system is designed to augment those other systems and also provide advanced warning for those who may be outside or without access or signal to incoming alerts.

It has been determined by the City that it is a valuable investment to have an outdoor emergency warning siren system installed. Preliminary work was done on the project and early in 2022 it was found there was a potential opportunity to join into a county-wide system; therefore, Bellbrook's local efforts were paused until the outcome of the County project. It was subsequently determined the county project would not move forward; therefore, Bellbrook's local project will go into final phases.

This resolution authorizes any necessary bidding should costs reach the required threshold and formalizes approval of the Outdoor Warning Siren Project.

RECORD OF RESOLUTIONS

Item D. Section 10, Item

Resolution No. 2022-R-18

June 13, 2022

City of Bellbrook State of Ohio

Resolution No. 2022-R-18

AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE PROPOSALS FROM QUALIFIED FIRMS TO PROVIDE MATERIALS AND PERFORM SERVICES RELATED TO THE INSTALLATION OF OUTDOOR EMERGENCY WARNING SIRENS

WHEREAS, protecting the health and welfare of the residents of Bellbrook is a basic function of its municipal government requiring full attention and priority; and

WHEREAS, City Council has established a goal for installation of outdoor emergency warning sirens as in 2022; and

WHEREAS, City Council has agreed to an RFP process to be facilitated by City Staff

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. The City Manager is hereby authorized to solicit, advertise and receive responses from qualified firms in accordance with Section 240.03 of the Bellbrook Code of Ordinances to provide materials and perform services related to the installation of an outdoor warning siren system.

Section 2. City Council hereby authorizes the RFP process for this project as detailed in the Bellbrook Request for Proposals and Instructions Book.

Section 3. 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 4. That this resolution shall take effect and be in force forthwith.

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

____ Yeas; ____ Nays.

AUTHENTICATION:

RECORD OF RESOLUTIONS

Item D. Section 10, Item

Resolution No. 2022-R-18

June 13, 2022

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council