



**CITY COUNCIL REGULAR MEETING AGENDA**  
**Monday, June 08, 2026 at 7:00 PM**

15 East Franklin Street Bellbrook, Ohio 45305  
T (937) 848-4666 | <http://www.bellbrook.gov/>

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1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE MINUTES
  - A. [Approval of the May 26, 2026 Regular Meeting minutes.](#)
5. MAYOR'S ANNOUNCEMENTS / SPECIAL GUEST AND PRESENTATIONS
6. CITIZEN COMMENTS
7. CITY MANAGER'S REPORT
8. PUBLIC HEARING OF PROPOSED LEGISLATION
9. OLD BUSINESS
10. NEW BUSINESS

**Community Affairs / Administration**

**Finance**

- A. [Ordinance No. 2026-O-06 AN ORDINANCE TO PROCEED TO LEVY AN ADDITIONAL TAX IN EXCESS OF THE TEN-MILL LIMITATION, PURSUANT TO OHIO REVISED CODE SECTION 5705.19 \(A\), FOR ALL PURPOSES DESCRIBED IN SUBSECTIONS 5705.19\(A\) AS AMENDED OF THE OHIO REVISED CODE, WHICH LEVY SHALL BE ONE AND THREE TENTHS \(1.3\) MILLS AND SHALL RUN FOR A PERIOD OF FIVE YEARS PURSUANT TO OHIO REVISED CODE SECTION 5705.19, AND DECLARING THAT THE QUESTION OF THE TAX LEVY BE SUBMITTED TO THE ELECTORS AT THE ELECTION TO BE HELD NOVEMBER 3, 2026.](#)

**Public Safety**

**Public Service**

11. CITY OFFICIAL COMMENTS
12. EXECUTIVE SESSION
  - A. Motion to enter Executive Session to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code.
13. ADJOURNMENT

**File Attachments for Item:**

A. Approval of the May 26, 2026 Regular Meeting minutes.

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting  
May 26, 2026

Item A. Section 4, Item

## CALL TO ORDER

The Mayor called the meeting to order on May 26, 2026, at the scheduled meeting time

## PLEDGE OF ALLEGIANCE

The Mayor led the meeting in the Pledge of Allegiance.

## ROLL CALL

- **Council Members Present:**
  - Mr. Ashley
  - Mrs. Cyphers
  - Mr. Greenwood
  - Mr. Havens
  - Deputy Mayor Hoke
  - Ms. Wright
  - Mayor Schweller
- **Council Members Absent:**
  - None

## APPROVAL OF MINUTES

Hearing no corrections or additions, Mayor Schweller approved the minutes of the May 11 meeting as submitted.

## MAYOR'S ANNOUNCEMENTS AND SPECIAL GUESTS

- Mayor Schweller announced the special Tuesday meeting was due to the Memorial Day holiday and expressed appreciation to veterans, including four council members.
- The Mayor recognized Councilman Havens with a plaque for his service as Deputy Mayor for 2024–2026, noting his frequent service during the Mayor's absences.
- The Mayor acknowledged the Fire Chief for a public safety update regarding a recent residential structure fire and thanked staff and mutual aid partners.
- The Mayor expressed gratitude to all first responders in Bellbrook.

## CITIZEN COMMENTS

- Lori D'Armond of 4286 Fowler Drive raised concerns about Alta Fiber construction starting without prior notice, the placement of utility infrastructure in front yard easements, and potential damage to tree roots. She questioned the city's permitting and notification processes and noted a lack of email response from the city.
- Peter D'Armond of 4225 Fowler Drive expressed concerns about the planning and due diligence for Alta Fiber's permit and construction in front easements, contrasting it with Metro Fiber's previous work in rear easements. He mentioned potential future AT&T work and the broader implications of front-yard installations.
- Charlie, the Athletic Director at Bellbrook High School, presented information on a privately funded athletic facility project. He reported that approximately \$895,000 of the \$1.2 million goal had been raised, nearing the \$900,000 threshold to begin construction. He confirmed no taxpayer funds would be used.
- Brad Leonard of 1765 Sugar Maple Place expressed concerns about an Alta Fiber utility box

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

May 26, 2026

Item A. Section 4, Item

placed on a lot he owns, citing conflicts with a master plan and lack of notice. He requested clarity on accountability and remedies for the impacts.

## CITY MANAGER'S REPORT

City Manager Rob Schommer provided the following updates:

- **Fire Investigation:** Mr. Schommer introduced the Fire Chief for an update on a residential fire on May 3. He later explained that the state led the investigation due to the large dollar loss and a fatality. The insurance company declined to fund a more detailed investigation, so the fire was deemed an undetermined accidental fire with five potential causes identified in the garage. In response to council questions, he noted there are two other properties with boundaries split between the city and township, and the city is verifying their dispatch configurations.
- **Fiber Installation:** Mr. Schommer addressed resident concerns regarding fiber utility installation, noting that the Public Utilities Commission of Ohio (PUCO) is the primary regulator. He stated the city is researching potential local regulations to address concerns. He clarified that companies submit a master plan but pull individual permits for segments. The city will monitor projects, hold companies accountable for restoration, advocate for residents, and look into publishing master plans and requirements for removing abandoned utility boxes.
- **Library Maintenance:** The new roof installation on the library is complete. The Service Department will perform painting, and a leaking dropbox will be replaced, with the library covering the cost of the new box and the city assisting with installation.
- **Water Project:** The city is continuing its application process with the EPA for funding and grants for the PFAS filtration and water plant expansion project.
- **Collective Bargaining:** Negotiations will soon begin with the two police unions, as their contracts expire in August 2026.
- **DORA Public Hearing:** A public hearing for the DORA is scheduled for June 22, 2026.

## OLD BUSINESS

No items were presented under Old Business.

## NEW BUSINESS

### Community Affairs/Administration

Mr. Ashley reported he had nothing to report from the committee.

### Finance

Mrs. Cyphers reported she had nothing to report from the committee before the resolution.

**RESOLUTION 2026-R-20: A RESOLUTION DETERMINING IT NECESSARY TO PROCEED WITH SUBMITTING THE QUESTION OF RENEWING THE EXISTING 1.30 GENERAL FUND LEVY AND REQUESTING THE COUNTY AUDITOR TO CERTIFY THE TOTAL CURRENT TAX VALUATION OF THE CITY OF BELLBROOK AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY A SPECIFIED NUMBER OF MILLS.**

- **Presentation:** City Manager Rob Schommer explained this resolution is the first step to renew the existing 1.30-mill, five-year general fund levy. It requests the Greene County Auditor to

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting  
May 26, 2026

Item A. Section 4, Item

certify the revenue the millage would generate, after which an ordinance would be brought to the council to place the renewal on the November 2026 general election ballot.

- **Discussion:** In response to a question from Deputy Mayor Hoke, Mr. Schommer stated the levy currently generates approximately \$80,000 to \$86,000 annually.
- **Motion:** A motion was made to adopt Resolution 2026-R-20.  
Motion made by Mr. Ashley, Seconded by Mrs. Cyphers.  
Voting Yea: Mr. Ashley, Mrs. Cyphers, Mr. Greenwood, Mr. Havens, Deputy Mayor Hoke, Mrs. Wright, Mayor Schweller

## Public Safety

### Residential Structure Fire Update

- **Presentation/Staff Report:** The Fire Chief provided a comprehensive report on a fatality fire that occurred on May 3 at approximately 4:15 a.m. He noted initial dispatch confusion due to property jurisdiction, which resulted in a mutual aid dispatch per township protocols. The Chief detailed the response, fire attack, victim recovery, and exposure damage. Two residents and one police officer were transported for evaluation. He confirmed adequate water supply from hydrants and coordination with the State Fire Marshal. The investigation's cause remains undetermined due to insurance limitations on further analysis, but no foul play was indicated. The Chief promoted public outreach for smoke detector installation.
- **Council Discussion:** Council members inquired about the dispatch issues, and the Chief confirmed they had been corrected. The Chief also explained how water is distributed from hydrants to multiple engines, confirming supply was not an issue. A council member referenced the city's ISO rating in the context of system performance.
- **Motions:** None.

Mr. Ashley also reported that the police department is proceeding with interviews for open peace officer positions and that new cardiac monitors for the fire department have arrived, with training to begin soon.

## Public Service

Mr. Greenwood reported that despite approximately seven inches of recent heavy rainfall, the city's infrastructure held up well. He advised residents to remain cautious as more flood watches were in the forecast.

## CITY OFFICIAL COMMENTS

- Mr. Ashley thanked Mr. Greenwood and the Boy Scouts for the Memorial Day celebration.
- Mrs. Cyphers had no comments.
- Mr. Greenwood spoke about the excellent job the Boy Scouts did hosting the Memorial Day ceremony, which included a last call for Tim Lee. He also praised the new board of the Dover Cemetery for its upkeep.
- Mr. Havens had no comments.
- Deputy Mayor Hoke wished luck to Bellbrook High School's baseball, lacrosse, and track and field teams competing in playoffs and encouraged residents to support them.
- Ms. Wright had no comments.
- Mayor Schweller thanked speakers for their comments and acknowledged concerns related to utility construction and communication.

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

May 26, 2026

Item A. Section 4, Item

## **ADJOURNMENT**

The meeting was adjourned. The next scheduled meeting date was not specified.

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Michael Schweller, Mayor

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Robert Schommer, Clerk of Council

**File Attachments for Item:**

A. Ordinance No. 2026-O-06 AN ORDINANCE TO PROCEED TO LEVY AN ADDITIONAL TAX IN EXCESS OF THE TEN-MILL LIMITATION, PURSUANT TO OHIO REVISED CODE SECTION 5705.19 (A), FOR ALL PURPOSES DESCRIBED IN SUBSECTIONS 5705.19(A) AS AMENDED OF THE OHIO REVISED CODE, WHICH LEVY SHALL BE ONE AND THREE TENTHS (1.3) MILLS AND SHALL RUN FOR A PERIOD OF FIVE YEARS PURSUANT TO OHIO REVISED CODE SECTION 5705.19, AND DECLARING THAT THE QUESTION OF THE TAX LEVY BE SUBMITTED TO THE ELECTORS AT THE ELECTION TO BE HELD NOVEMBER 3, 2026.

# RECORD OF ORDINANCES

Item A. Section , Item

Ordinance No. 2026-O-06

June 22, 2026

## City of Bellbrook State of Ohio

### Ordinance No. 2026-O-06

**AN ORDINANCE TO PROCEED TO LEVY AN ADDITIONAL TAX IN EXCESS OF THE TEN-MILL LIMITATION, PURSUANT TO OHIO REVISED CODE SECTION 5705.19 (A), FOR ALL PURPOSES DESCRIBED IN SUBSECTIONS 5705.19(A) AS AMENDED OF THE OHIO REVISED CODE, WHICH LEVY SHALL BE ONE AND THREE TENTHS (1.3) MILLS AND SHALL RUN FOR A PERIOD OF FIVE YEARS PURSUANT TO OHIO REVISED CODE SECTION 5705.19, AND DECLARING THAT THE QUESTION OF THE TAX LEVY BE SUBMITTED TO THE ELECTORS AT THE ELECTION TO BE HELD NOVEMBER 3, 2026.**

WHEREAS, City Staff have carefully reviewed the status of the City's funds and projected expenses and have determined that there is a need for a renewal of funding, pursuant to Ohio Revised Code Section 5705.19(A), for the purpose of providing current expenses for the subdivision upon the entire territory of the City of Bellbrook, at a rate not exceeding One and Three Tenths (1.3) Mills for each \$1 of taxable value, which amounts to \$28.00 for each \$100,000.00 of the county auditor's appraised value, for a continuing period of time; and

WHEREAS, it is in the best interest of the City's residents, and their health, safety, and welfare, that the City has adequate funding for its efficient operation; and

WHEREAS, City Staff have recommended that the City seek renewal of the funding in the form of a tax levy, pursuant to Ohio Revised Code Section 5705.19(A), for the purposes described in Ohio Revised Code Section 5705.19(A); and

WHEREAS, after considering the recommendations of City Staff, this Council heretofore determined the necessity of levying an additional tax in excess of the ten-mill limitation for the benefit of the City and for the purposes described herein.

**NOW, THEREFORE, TWO-THIRDS OF ALL MEMBERS OF COUNCIL OF THE CITY OF BELLBROOK CONCUR AND HEREBY ORDAINS:**

Section 1. Council has received certification issued by the County Auditor for Greene County, Ohio, pursuant to Ohio Revised Code Section 5705.03, as amended.

Section 2. The amount of taxes which may be raised within the ten-mill limitation will be insufficient to provide an adequate amount for the necessary requirements of the City of Bellbrook.

Section 3. Pursuant to Ohio Revised Code Section 5705.19(A), as amended, it is necessary to levy an additional tax in excess of the ten-mill limitation, for the purpose of providing current expenses for the subdivision, upon the entire territory of the City of Bellbrook, at a rate not exceeding One and Three Tenths (1.3) Mills for each \$1 of taxable value, which amounts to \$28.00 for each \$100,000.00 of the county auditor's appraised value, for a period of five years.

# RECORD OF ORDINANCES

Item A.Section , Item

Ordinance No. 2026-O-06

June 22, 2026

Section 4. The City of Bellbrook will proceed with the submission of the question of the additional tax to the electors. Said levy shall be submitted to the electors of this City at the election to be held on Tuesday, November 3, 2026, and at the regular place or places of voting within this City as established by the Board of Elections of Greene County, Ohio during the election hours established by state law or by said Board of Elections.

Section 5. This ballot measure shall be submitted to voters in the entire territory of the City of Bellbrook, and the entire territory of the City of Bellbrook is located within Greene County, Ohio.

Section 6. The form of the ballot to be used at said election shall be substantially as follows:

**PROPOSED TAX LEVY (Renewal)  
CITY OF BELLBROOK**

**A Majority Affirmative Vote Is Necessary For Passage**

A renewal of a tax for the benefit of the City of Bellbrook for the purpose of providing current operating expenses of the general fund at a rate not exceeding 1.3 mills for each one dollar of valuation, which amounts to \$0.13 for each one hundred dollars of valuation, for a five year period of time, commencing in tax year 2026, first due in calendar year 2027?

	FOR THE TAX
	AGAINST THE TAX

Section 7. Said levy shall be placed upon the tax list and duplicate of the then current year of 2026 (the proceeds of which levy first would be available for collection in the calendar year of 2027), if a majority of the qualified electors of this City voting thereon vote in favor thereof.

Section 8. The Clerk of Council is hereby directed to certify a copy of this Ordinance, together with a copy of the county auditor's certification(s) and the Resolution adopted by the City of Bellbrook pursuant to Ohio Revised Code Section 5705.03(B)(1), to the Board of Elections of Greene County, Ohio, not later than four o'clock (4:00) p.m. on the ninetieth (90<sup>th</sup>) day before the date of said election and to request that the Board of Elections of Greene County, Ohio, cause notice of the election on the question of levying this additional tax to be given as required by law.

Section 9. 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.

Section 10. This Ordinance shall take effect at the earliest time permitted by law.

# RECORD OF ORDINANCES

Item A.Section , Item

Ordinance No. 2026-O-06

June 22, 2026

PASSED BY City Council this 22<sup>nd</sup> day of June, 2026.

\_\_\_\_Yeas; \_\_\_\_Nays.

AUTHENTICATION:

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Michael Schweller, Mayor

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Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney

120810\00100\4938-5906-3610.1

**Certificate of Estimated Property**

Item A. Section , Item

Use this form when a taxing authority certifies a millage rate and requests the revenue produced by that rate.

Rev. 01/26  
R.C. 5705.03

The county auditor of Greene County, Ohio, does hereby certify the following:

1. On June 5, 2026 the taxing authority of the City of Bellbrook certified a copy of its resolution or ordinance adopted May 26, 2026 requesting the county auditor to certify the current taxable value of the subdivision and the amount of revenue that would be produced by ( 1.3 ) mills, to levy a tax outside the 10-mill limitation for purposes pursuant to providing current operating expenses of the general fund Ohio Revised Code §5705.19 (A), to be placed on the ballot at the November 3, 2026 election. The levy type is renewal.

2. The property tax revenue that will be produced by the stated millage, assuming the taxable value of the subdivision remains constant throughout the life of the levy, is calculated to be \$235,785.00

3. The total taxable value of the subdivision used in calculating the estimated property tax revenue is \$281,012,278.00 .

4. The millage for the requested levy is 1.3 mills per \$1 of taxable value, which amounts to \$28.00 for each \$100,000 of the county auditor's market value.

5. Applicable only if this form is being completed by a school district with a current expense levy. The amount by which the carry-over balance in the school district's general operating budget from the preceding fiscal year exceeds the school district's general fund expenditures made in the preceding fiscal year, is \$ \_\_\_\_\_, and \_\_\_\_\_% of those expenditures.

  
Auditor's signature

6/8/26  
Date

**Instructions**

1. "Total taxable value" includes the taxable value of all real property in the subdivision as indicated on the tax list most recently certified for collection and estimates of the taxable value of public utility personal property for the first year the levy will be collected as set forth on the worksheets prescribed in conjunction with this form. If the subdivision is located in more than one county, the home county auditor (where the greatest taxable value of the subdivision is located) shall obtain the assistance of the other county auditors to establish the total tax valuation of the subdivision.

2. For purposes of this certification, "subdivision" includes any agency, board, commission or other authority authorized to request a taxing authority to submit a tax levy on its behalf. See R.C. 5705.01(A) & (C).

3. "Levy type" includes the following: (1) additional, (2) renewal, (3) renewal with an increase, and (4) renewal with a decrease. **Note:** Renewal and increase is permitted for all taxing authorities except for any school district.

4. In completing Lines 1 and 4 of this form, mills should be identified in whole numbers or fractions thereof, i.e., 5 mills or 5.25 mills, rather than as a fraction of a dollar, i.e., \$0.005. This expression is consistent with the prior practice of identifying mills in whole numbers or fractions thereof per \$1 of valuation.

5. "The county auditor's market value" means the true value in money of real property. R.C. 5705.01(P).

6. For any levy or portion of a levy, an estimate of the levy's annual collections, rounded to the nearest dollar, which shall be calculated assuming that the amount of the tax list of the taxing authority remains throughout the life of the levy the same as the amount of the tax list most recently certified by the county auditor under R.C. 319.28(B). See R.C. 5705.03(B).

7. Line 5 of the form should only be completed if the purpose of the tax is for current expenses or current operating expenses and the resolution is by a city, local, or exempted village school district. Any amounts designated in the school district's resolution for current or future permanent improvement must be excluded in determining the school district's carry-over balance. See R.C. 5705.03(B)(2)(f).

8. Please file this certificate with the subdivision within ten days after receiving the taxing authority's resolution or ordinance requesting it, so the taxing authority can pass a resolution to proceed not later than 90 days before the election.

# RECORD OF RESOLUTIONS

Resolution No. 2026-R-20

May 26, 2026

**City of Bellbrook  
State of Ohio**

**Resolution No. 2026-R-20**

**DETERMINING IT NECESSARY TO PROCEED WITH SUBMITTING THE QUESTION OF RENEWING THE EXISTING 1.30 GENERAL FUND LEVY AND REQUESTING THE COUNTY AUDITOR TO CERTIFY THE TOTAL CURRENT TAX VALUATION OF THE CITY OF BELLBROOK AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY A SPECIFIED NUMBER OF MILLS.**

WHEREAS, the Council of the City of Bellbrook, Ohio, desires to request the voters to approve a 1.30 mill five-year renewal general fund levy in excess of the ten-mill limitation for the purpose of providing current operating expenses; and

WHEREAS, pursuant to Section 5705.03 of the Revised Code, Council is required to certify to the County Auditor a resolution requesting the total current tax valuation of the City of Bellbrook and the dollar amount of revenue that would be generated by a specified number of mills.

**NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY RESOLVES:**

Section 1. That pursuant to the provisions of Section 5705.19(A) of the Revised Code, it is necessary that a renewal tax be levied in excess of the ten-mill limitation for the benefit of the City of Bellbrook for the purpose of providing current operating expenses of the general fund at a rate not exceeding 1.30 mills for each dollar of valuation, which amounts to 13.0 cents for each \$100.00 of valuation, for a five-year period of time.

Section 2. That the question of the passage of said renewal tax levy would be submitted to the electors of the City at an election to be held on November 3, 2026. If a majority of the voters voting on this renewal levy vote in favor thereof, that tax levy will be first placed on the tax list and duplicate for the tax year 2026, for collection in calendar year 2027.

Section 3. That pursuant to Section 5705.03 of the Revised Code, the County Auditor is hereby requested to certify to the City of Bellbrook the total current tax valuation of the City and the dollar amount of revenue that would be generated by the number of mills specified in Section 1 hereof, and the Clerk of Council is hereby directed to certify forthwith a copy of this resolution to the County Auditor upon its passage.

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

PASSED BY City Council this 26<sup>th</sup> day of May, 2026.

7 Yeas; 0 Nays.

GREENE COUNTY AUDITOR

2026 JUN -5 PM 3:36


FILED

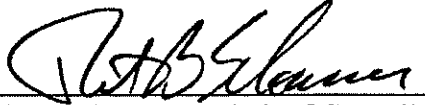
# RECORD OF RESOLUTIONS

Resolution No. 2026-R-20

May 26, 2026

AUTHENTICATION:

  
\_\_\_\_\_  
Michael W. Schweller, Mayor

  
\_\_\_\_\_  
Robert Schommer, Clerk of Council

Single Renewal Levy

Bellbrook City 5 Jun 26 1.30 mill General Fund/Renewal

	AG/RES	COMM/IND	PUPP	TOTAL
Assessed Value	258,324,030	13,588,550	9,099,698	281,012,278
Effective Tax Rate	0.810669	1.070002	1.3	
Estimated Revenue	209,415	14,540	11,830	235,785

Appraised Value	100,000
Assessment Ration	35%
Assessed Value	35,000
Effective Tax rate	0.810669
Estimated Annual Cost	28