



CITY COUNCIL REGULAR MEETING AGENDA

Monday, June 22, 2026 at 7:00 PM

15 East Franklin Street Bellbrook, Ohio 45305

T (937) 848-4666 | <http://www.bellbrook.gov/>

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE MINUTES
 - A. [Approval of the June 8 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
 - A. PUBLIC NOTICE

[Notice is hereby given that on May 11, 2026 the City Manager filed an application with Bellbrook City Council to establish a Designated Outdoor Refreshment Area pursuant to R.C. 4301.82. The application, including a map of the proposed boundaries, is on file with the Clerk of Council at 15 E Franklin St Bellbrook, OH 45305 and is available for public inspection during regular business hours.](#)

[A public hearing on the application will be held on June 22, 2026 7pm at City Hall 15 E Franklin St](#)

[Resolution No. 2026-R-19 ESTABLISHING A DESIGNATED OUTDOOR REFRESHMENT AREA \(DORA\) FOR DOWNTOWN BELLBROOK PURSUANT TO R.C. 4301.82.](#)
 - B. [Ordinance 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.](#)
9. OLD BUSINESS
10. NEW BUSINESS
 - Community Affairs / Administration
 - Finance
 - Public Safety
 - Public Service
11. CITY OFFICIAL COMMENTS
12. EXECUTIVE SESSION
 - A. Motion to enter Executive Session for Preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment
13. ADJOURNMENT

File Attachments for Item:

A. Approval of the June 8 Regular Meeting minutes.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
June 8, 2026

Item A. Section 4, Item

CALL TO ORDER

Mayor Schweller called the meeting to order on Monday, June 8, 2026.

PLEDGE OF ALLEGIANCE

Mayor Schweller led the meeting in the Pledge of Allegiance.

ROLL CALL

- **Council Members Present:** Mr. Ashley, Mr. Greenwood, Mr. Havens, Deputy Mayor Hoke, Ms. Wright, Mayor Schweller.
- **Council Members Absent:** Mrs. Cyphers.

A motion was made by Mr. Ashley and seconded by Mayor Schwoerer to excuse Mrs. Cyphers from the meeting. The motion passed 6-0.

APPROVAL OF MINUTES

The minutes from the May 26, 2026, meeting were presented. With no changes or corrections noted, the Mayor declared the minutes approved as submitted.

MAYOR'S ANNOUNCEMENTS AND SPECIAL GUESTS

Mayor Schweller stated there were no announcements for the evening.

CITIZEN COMMENTS

- Kim McCarthy of 2525 Stewart Road, Sugarcreek Township, introduced herself as a candidate for State Representative for District 70. She expressed her vested interest in Bellbrook and discussed her background as an accountant. Ms. McCarthy stated her belief that the state has an obligation to provide a foundation for cities to thrive and that current state policy has been unable to meet that obligation. She intends to address this through good public policy and offered to speak with council members and residents individually.
- Brad Leonard of 1765 Sugar Maple Place addressed the council regarding an AltaFiber junction box placed in the front yard of his vacant lot. He presented diagrams from what he stated was Alta Fiber's master plan, which he said the City approved. The diagrams showed fiber lines being routed under Little Sugar Creek Road to his property. He expressed concern that the placement of the box is in the primary buildable area of his retirement home site. Mr. Leonard reported that his discussions with Alta Fiber have been unsuccessful and that they claimed not to know it was a home site. He requested the City's assistance in pressuring Alta Fiber to relocate the junction box.

CITY MANAGER'S REPORT

City Manager Rob Schommer provided the following updates:

- **Paving Program:** The interior streets paving program has been marked. The process will involve repairs, grinding, and then repaving.
- **Water Towers:** The water tower repainting project is complete.
- **City Building Projects:** The security camera and door lock replacement project is ongoing. This will be followed by a fire alarm replacement, as current systems are end-of-life and no longer serviceable.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
June 8, 2026

Item A. Section 4, Item

- **Cost-Saving Measures:** The City is exploring alternatives to traditional copper phone lines, which are incurring increasing monthly access charges from telecommunications companies. A cellular modular device is being considered for the four dedicated lines required for alarms and the water plant, which would have an upfront cost but eliminate significant monthly fees.
- **Personnel:** The City is preparing for collective bargaining agreement negotiations. Interviews for public safety personnel are scheduled for the upcoming week.
-

Council members inquired about the paving project, with the City Manager clarifying that the work on state routes, such as the microfill sealant used in front of Romer's, is an ODOT project and uses different materials and methods than the City's interior street asphalt replacement. The City Manager also confirmed that negotiations with the two police unions would begin soon, aiming for completion before the August 1st contract expiration, with the fire contract negotiations occurring later in the year. Regarding new street signs, the signs themselves are printed, but the City is awaiting a back-ordered shipment of poles. Once materials arrive, installation will begin with gateway entry signs, followed by Main and Franklin Streets, and then interior streets.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Community Affairs/Administration

There was no legislation for this section.

Finance

- **Ordinance 2026-0-06: An ordinance to proceed to levy an additional tax in excess of the 10 - mil limitation pursuant to Revised Code Section 5705.19 subsection A for all purposes described in subsection 5705.19 subsection A as amended of the Revised Code, which levy shall be one and 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 third, twenty twenty six.**
 - **Presentation:** City Manager Schommer presented the ordinance for introduction. This is the next step following the previously passed resolution of necessity to place an existing five-year general fund renewal levy on the ballot. The levy funds general expenses, including stormwater management and interior infrastructure projects. The City recently received the certified calculations from the auditor's office, showing the levy generates approximately \$235,000, and will have further details on how that funding will be used for the public hearing at the next meeting.
 - **Discussion:** Council noted that while legally termed an "additional" tax, it is a renewal of an existing levy, not a new tax. As a renewal, it maintains the same homestead exemption, rollbacks, and reduction factors. It was confirmed this is the City's only non-continuous levy.
 - **Motion:** Mr. Ashley made a motion for the introduction of Ordinance 2026-0-06. Mr. Havens seconded the motion.
 - **Vote:** Passed 6-0.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting
June 8, 2026

Item A. Section 4, Item

Public Safety

There was no report for this committee.

Public Service

There was no report for this committee.

CITY OFFICIAL COMMENTS

- **Mr. Ashley:** Reported representing the City at the high school film festival over the past weekend, noting it as a good event.
- **Mr. Greenwood:** Stated the library's summer reading program kickoff at Bellbrook Park on the previous Saturday was very well attended by people from Bellbrook and surrounding areas.
- **Mr. Havens:** Addressed Mr. Leonard regarding the easement issue, expressing empathy and noting that such easements are common throughout the city. He offered to discuss the matter further with Mr. Leonard to see if he could provide any assistance.
- **Ms. Wright:** Had no comments.
- **Deputy Mayor Hoke:** Reported that he had spoken with Kimberly Hanks from the Bellbrook-Sugarcreek Community Support Center. He praised the coordination between the City and the Support Center to assist residents with properties in distress due to hardship, aligning with the city's age-friendly community goals.
- **Mayor Schweller:** Had no comments.

ADJOURNMENT

A motion was made by Mr. Ashley and seconded by Mr. Greenwood to enter into 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. The motion passed 6-0.

Following the executive session, a motion was made by Mr. Ashley and seconded by Mr. Greenwood to adjourn the executive session. The motion passed 6-0.

With no further business, the Mayor declared the meeting adjourned. The next scheduled meeting is Monday, June 22, 2026.

Michael Schweller, Mayor

Robert Schommer, Clerk of Council

File Attachments for Item:

A. PUBLIC NOTICE Notice is hereby given that on May 11, 2026 the City Manager filed an application with Bellbrook City Council to establish a Designated Outdoor Refreshment Area pursuant to R.C. 4301.82. The application, including a map of the proposed boundaries, is on file with the Clerk of Council at 15 E Franklin St Bellbrook, OH 45305 and is available for public inspection during regular business hours. A public hearing on the application will be held on June 22, 2026 7pm at City Hall 15 E Franklin St

Resolution No. 2026-R-19 ESTABLISHING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) FOR DOWNTOWN BELLBROOK PURSUANT TO R.C. 4301.82.

**NOTICE
OF
PUBLIC HEARING**



**City Council
Public Hearing**

Monday June 22, 2026 7:00 pm
City Council Chambers 15 E. Franklin Street

**There will be an open Public Hearing by the Bellbrook
City Council regarding Resolution No.2026-R-19**

A Public Hearing will be held by Bellbrook City Council, regarding Resolution No.2026-R-19

PUBLIC NOTICE

CITY OF BELLBROOK, OHIO — PROPOSED DESIGNATED OUTDOOR REFRESHMENT AREA (DORA)

Notice is hereby given that on May 11, 2026 the City Manager filed an application with Bellbrook City Council to establish a Designated Outdoor Refreshment Area pursuant to R.C. 4301.82. The application, including a map of the proposed boundaries, is on file with the Clerk of Council at 15 E Franklin St Bellbrook, OH 45305 and is available for public inspection during regular business hours.

A public hearing on the application will be held on June 22, 2026 7pm at City Hall 15 E Franklin St

Resolution No. 2026-R-19

ESTABLISHING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) FOR DOWNTOWN BELLBROOK PURSUANT TO R.C. 4301.82.

Monday June 22, 2026 7:00 am in the Council Chambers 15 E. Franklin Street.
The public is welcome to attend or send comments to the Clerk of Council at clerk@bellbrook.gov. A copy of the Resolution is attached.

Agenda and additional meeting information available at www.bellbrook.gov

Posted 5/12/2026

RECORD OF RESOLUTIONS

Item A. Section 8, Item

Resolution No. 2026-R-19

June 22, 2026

City of Bellbrook State of Ohio

Resolution No. 2026-R-19

ESTABLISHING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) FOR DOWNTOWN BELLBROOK PURSUANT TO R.C. 4301.82.

WHEREAS, R.C. 4301.82 authorizes a municipal corporation to establish a Designated Outdoor Refreshment Area upon application by the executive officer; and

WHEREAS, the City Manager has submitted such an application including all items required by R.C. 4301.82(B); and

WHEREAS, City Council published notice within 45 days and held a public hearing on June 22, 2026

NOW, THEREFORE THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. City Council hereby approves the DORA application and establishes the Downtown Bellbrook DORA within the boundaries set forth in Exhibit A attached hereto.

Section 2. The DORA shall operate in accordance with the Public Health & Safety Plan, Operating Hours, Vendor Participation Rules, and Signage Plan set forth in the DORA Application.

Section 3. The City Manager is directed to provide notice of this approval and a description of the DORA to the Ohio Division of Liquor Control and the Department of Public Safety's Investigative Unit.

Section 4. 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 5. That this resolution shall take effect and be in force forthwith.

PASSED BY City Council this 22nd day of June, 2026.

_____ Yeas; _____ Nays.

RECORD OF RESOLUTIONS

Item A. Section 8, Item

Resolution No. 2026-R-19

June 22, 2026

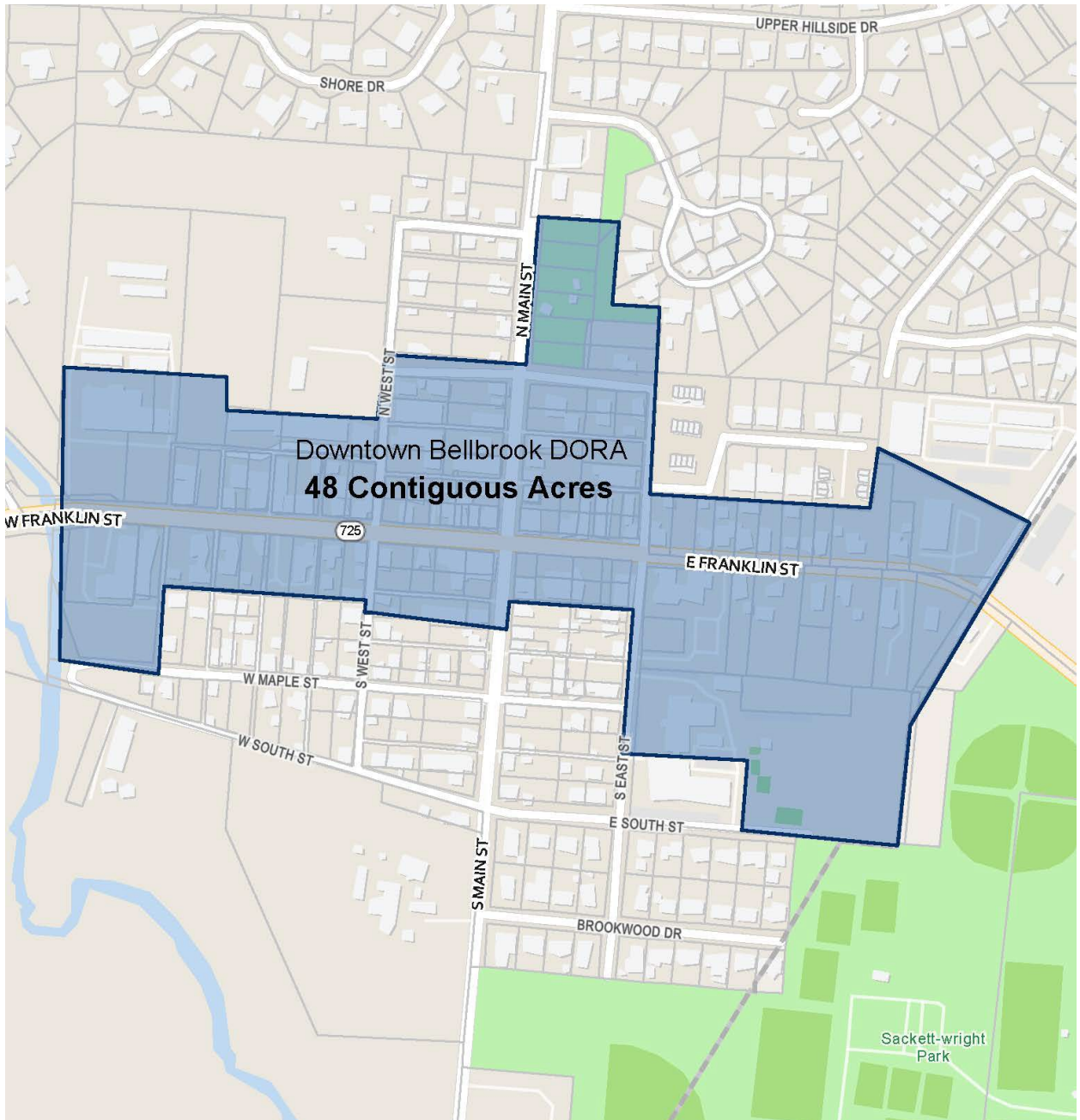
AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

EXHIBIT A

Boundary Map with Acreage Totals





Application for Establishment of a Designated Outdoor Refreshment Area (DORA)

Submitted by: Rob Schommer, City Manager

To: The Honorable Members of the Bellbrook City Council

Date: May 11, 2026

Pursuant to: R.C. 4301.82 (Designated Outdoor Refreshment Areas)

I. Introduction and Purpose

Pursuant to R.C. 4301.82, I respectfully submit this application requesting that City Council establish a **Designated Outdoor Refreshment Area (“DORA”)** within the boundaries described herein and in **Exhibit A** (map/survey). A DORA is a specifically mapped area where certain open-container restrictions are relaxed to allow patrons 21+ to purchase alcoholic beverages from participating, permitted establishments and carry them outdoors within the DORA boundaries as allowed by law.

Primary goals: As part of the Downtown Revitalization efforts, primary goals include: Increase downtown foot traffic; support local businesses; enhance civic events; catalyze mixed-use activation and contribute to the reinvestment and involvement of the community downtown consistent with state law, local ordinances and community planning objectives.

II. Statutory Eligibility & Compliance Statement (R.C. 4301.82(D))

- **City population:** 7,317 As noted in Quickfacts sourced by the US Census Bureau
 - **Number of DORAs in the City (including proposed):** One (1), **within statutory maximum of 3** for our population category.
 - **Proposed DORA size:** Forty Eight (48) contiguous acres, **within statutory limit** of 320 acres if ≤50,000 population.
 - **Qualified permit holders:** The proposed DORA encompasses **at least two qualified permit holders** (A-1/A-1-A/A-1c/A-2/A-2f/D class; D-6/D-8 excluded). See **Exhibit C** (permit holder list & map).
-

III. Boundary Map/Survey (R.C. 4301.82(B)(1))

The proposed DORA boundaries are depicted in **Exhibit A** and described generally as:

- **North:** Bellbrook Plaza/Bellbrook Park/North side of E. Franklin Street
- **South:** South side of Franklin Street/Old Sugarcreek Elementary Site
- **East:** City Limits (Old Village District)
- **West:** Little Sugarcreek (Old Village District)

The boundary is contiguous and totals **48 acres**. A parcel/street-segment index is included in **Exhibit B**.

IV. Nature and Types of Establishments (R.C. 4301.82(B)(2))

Within or adjacent to the proposed DORA are: restaurants/bars/taprooms; retail; offices; civic spaces and parks; residential/mixed-use buildings; and event facilities. See **Exhibit D** (business inventory) and **Exhibit C** (qualified permit holders).

V. Zoning Consistency (R.C. 4301.82(B)(4))

Per the Bellbrook zoning code and Comprehensive Update Plan, land uses within the DORA align with Central Business District/Mixed-Use/Commercial designations. Documentation and maps are provided in **Exhibit E** demonstrating consistency as required by statute.

VI. Public Health & Safety Plan (R.C. 4301.82(B)(5))

To ensure public health and safety, the City will implement the following measures (operational elements adapted from common practice and exemplar applications):

1. **Days & Hours of Operation:** Seven days a week noon through midnight. The Chief of Police can suspend DORA hours for special events or other safety needs.
2. **Uniform Cup Program:** Only beverages in Bellbrook DORA branded, disposable cups (max 20 oz), sold by participating permit holders, may be carried outdoors; no cans, glass, or outside alcohol.
3. **Perimeter & Rule Signage:** The City will install boundary and rule signage at each entrance, major intersections, and gathering areas.

4. Public Safety & Enforcement:

- **Police staffing plan** consists of Bellbrook Police Department holding responsibility for providing law enforcement services for the DORA through standard patrol area assignments. The current staffing profile of officers on any given shift is adequate for effective patrolling of the DORA. Additional assigned police presence for special events will be made as necessary and determined by the Chief of Police.

A. Coordination with Ohio Department of Public Safety—Investigative Unit and notice to Division of Liquor Control upon approval, per statute for enforcement and monitoring of permit holders.

- **Fire/EMS staffing plan** consists of Bellbrook Fire Department holding responsibility to provide fire, rescue and EMS within the DORA. The current staffing profile of firefighter/paramedics is adequate to provide services to the DORA. The Fire Chief will determine if additional assignment of personnel is necessary for special events.

- **DORA RULES OF OPERATION**

A. Hours of Operation

1. In accordance with ORC § 4301.82 (F)(1)(c), the hours of operation for the DORA will be: 12:00 pm Noon. to 12:00 am Midnight p.m. seven days a week. The City reserves the right to temporarily suspend or reduce the DORA's operating hours to accommodate the permitting of special events that may occur within the boundaries of the DORA or to address safety incidents or other issues or concerns.

B. Official DORA Container

1. In accordance with ORC § 4301.82 (F)(1)(g), beer, wine, and intoxicating liquor shall only be consumed within the DORA as follows:
 - a) Beer, wine, and intoxicating liquor shall only be served and consumed within the DORA in 20 oz. or less non-glass containers.
 - b) The DORA containers shall be distinctly marked with a specifically designated logo or sticker approved by the City (the "Official DORA Sticker") as depicted in Exhibit J. No other cups or stickers will be permitted.

C. Additional Requirements

1. In accordance with ORC § 4301.82 (B)(5), and in conjunction with other rules, standards and requirements set forth in this application, additional rules and requirements for the purpose of ensuring public safety and health within the DORA are as follows:
 - a) A person may have in their possession a single open container of beer, wine, or intoxicating liquor at a public outdoor location within the DORA provided it was purchased from an establishment that is a qualified permit holder with an outdoor refreshment designation as defined in ORC 4301.82(A)(1), and is located in the DORA boundary.
 - b) In accordance with ORC Sections 4301.62 and 4301.82, no person shall do any of the following:
 - i. Enter the premises of an establishment of a qualified permit holder within the DORA while possessing an open container of beer, wine, or intoxicating liquor acquired elsewhere.
 - ii. Enter the premises of a non-permit holder establishment that does not allow DORA beverages.
 - iii. Possess more than one (1) DORA beverage at a time.
 - iv. Leave the boundaries of the DORA with an open container.
 - v. Possess or consume DORA beverages outside of the DORA hours of operation.
 - vi. Possess an open container of beer, wine, or intoxicating liquor while being in or on a motor vehicle within the DORA, unless the possession is otherwise authorized under division (D) or (E) of ORC § 4301.62.

- D. Owners of unpermitted businesses may determine if and when they allow open DORA containers in their establishments.

5. **Sanitation:** Increased litter receptacles, recycling options where available, and cleaning schedule (pre/during/post operational hours)
 6. **Vendor Participation Conditions:**
 - Must be a qualified permit holder inside the DORA and agree to rules (cup use, ID checks, no “to-go” beyond limits, staff training).
 - Display **participation decal** and boundary map onsite.
 7. **Accessibility & Crowd Management:** Keep sidewalks and crosswalks unobstructed; ADA access preserved; temporary barriers only for events with fire/egress plans submitted
 8. **Incident Reporting & Data Tracking:** Log enforcement, medical, and sanitation metrics with quarterly review by City staff.
-

VII. Community Engagement & Economic Rationale

The DORA is intended to support small businesses and increase safe, family-friendly activity in Downtown Bellbrook, an approach observed across several Ohio communities implementing DORAs. As Bellbrook continues focus and implementation of Downtown revitalization projects, a DORA adds opportunities for visitors to Downtown Bellbrook to enjoy and support the businesses and amenities.

VIII. Administration & Governance

The City will administer the DORA with duties to: manage signage and supplies; coordinate law enforcement and sanitation; maintain vendor rosters; run public communications; and prepare status reports to Council.

IX. Implementation Timeline & Public Notice

Upon filing with Council, the City Manager will publish a public notice stating where the application may be inspected and the date/time of any public hearing, consistent with R.C. 4301.82(C) and R.C. 7.16.

Proposed timeline:

- **Week 0:** Application filed with City Council.
- **Week 1:** Public notice published.

- **Week 4:** Public hearing, Council consideration and vote by resolution.
- **Within 5 business days of approval:** City transmits approval and DORA description to Division of Liquor Control and Investigative Unit. Launch preparations begin.

X. Requested Action

The Administration respectfully requests that City Council approve this application by resolution, thereby establishing the Downtown Bellbrook DORA as described. A draft enacting resolution is attached as Exhibit G.

XI. Exhibits (Attachments)

- **Exhibit A:** Boundary Map with Acreage Totals (contiguous area; statutory compliance)
- **Exhibit B:** Parcel & Street Segment Index
- **Exhibit C:** List & Map of Qualified Permit Holders (A-1/A-1-A/A-1c/A-2/A-2f/D; excludes D-6/D-8)
- **Exhibit D:** Business Inventory & Land-Use Snapshot (establishment types)
- **Exhibit E:** Zoning Consistency Documentation (master plan/map excerpts)
- **Exhibit F:** Draft Public Notice (R.C. 4301.82(C); R.C. 7.16)
- **Exhibit G:** Draft Resolution Establishing the DORA (for Council adoption)
- **Exhibit H:** Vendor participation Rules

Applicant's Certification

I certify that this application is complete and complies with R.C. 4301.82, and that the City of Bellbrook will implement the attached Public Health & Safety Plan to ensure orderly operation within the DORA.



Rob Schommer

City Manager

Date: May 11, 2026

EXHIBIT A

Boundary Map with Acreage Totals

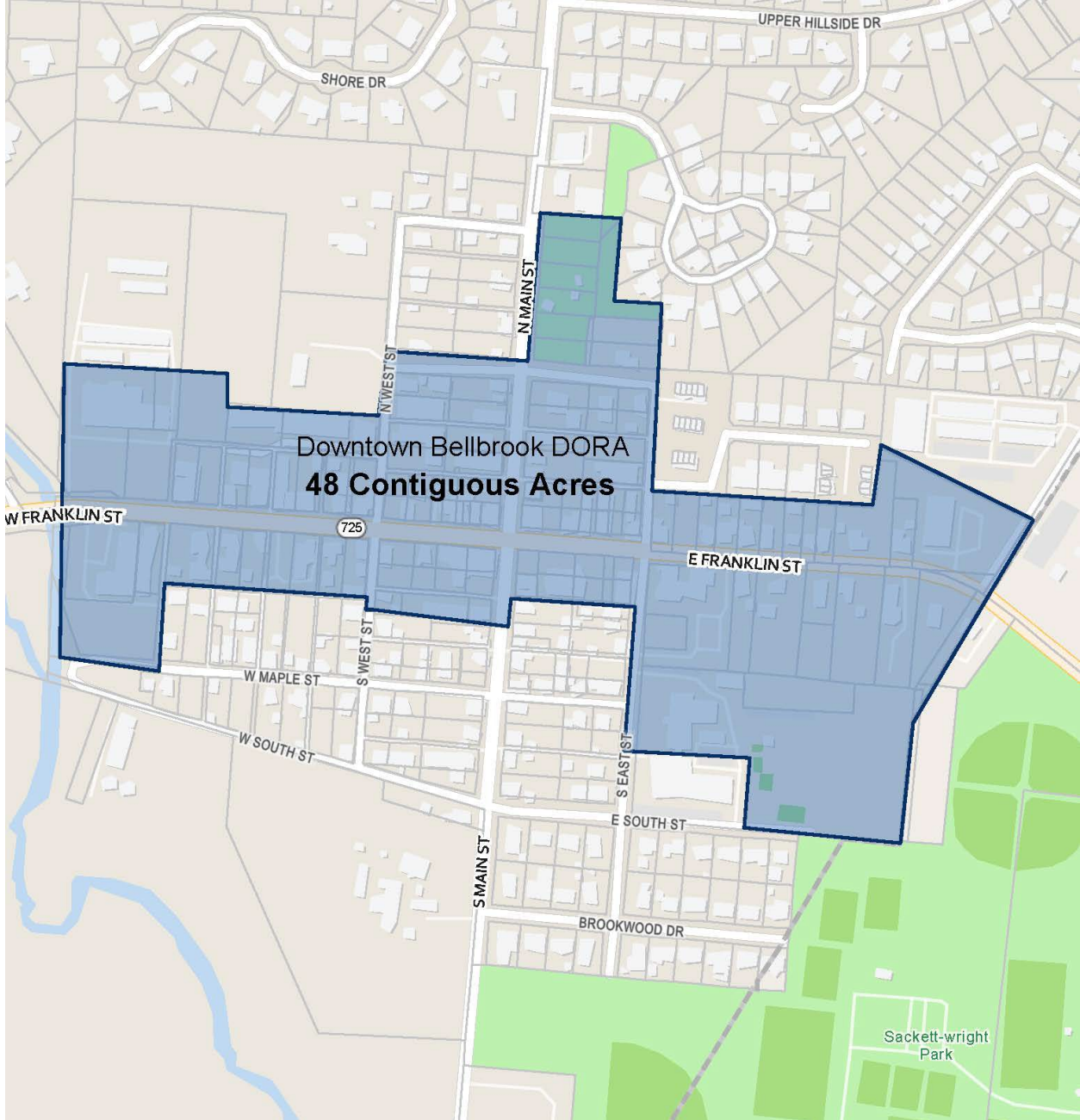


EXHIBIT B

Parcel and Street Segment Index

8 E FRANKLIN ST	18 N MAIN ST	45 W FRANKLIN ST	70 BELLBROOK PLZ
16 E FRANKLIN ST	46 B E FRANKLIN ST	18 A S WEST ST	105 E FRANKLIN ST
18 E FRANKLIN ST	46 C E FRANKLIN ST	68 E FRANKLIN ST	100 E FRANKLIN ST
6 E FRANKLIN ST	46 1 E FRANKLIN ST	26 N WEST ST	72 BELLBROOK PLZ
11 E FRANKLIN ST	38 N MAIN ST	69 E FRANKLIN ST	76 BELLBROOK PLZ
22 E FRANKLIN ST	47 E FRANKLIN ST	50 W FRANKLIN ST	79 W FRANKLIN ST
9 E FRANKLIN ST	46 2 E FRANKLIN ST	74 B E FRANKLIN ST	78 BELLBROOK PLZ
7 E FRANKLIN ST	22 N EAST ST	37 S EAST ST	78 W FRANKLIN ST
15 N MAIN ST	43 N MAIN ST	49 W FRANKLIN ST	112 E FRANKLIN ST
26 E FRANKLIN ST	23 W FRANKLIN ST	74 E FRANKLIN ST	91 W FRANKLIN ST
13 S MAIN ST	55 E FRANKLIN ST	52 BELLBROOK PLZ	115 E FRANKLIN ST
6 W FRANKLIN ST	34 W FRANKLIN ST	79 E FRANKLIN ST	92 W FRANKLIN ST
15 E FRANKLIN ST	54 E FRANKLIN ST	57 W FRANKLIN ST	120 E FRANKLIN ST
7 W FRANKLIN ST	21 S EAST ST	80 E FRANKLIN ST	119 E FRANKLIN ST
13 1/2 S MAIN ST	48 N MAIN ST	54 BELLBROOK PLZ	103 W FRANKLIN ST
15 S MAIN ST	11 E WALNUT ST	BELLBROOK PLZ	124 W FRANKLIN ST
10 W FRANKLIN ST	60 E FRANKLIN ST	56 W FRANKLIN ST	108 W FRANKLIN ST
21 N MAIN ST	31 W FRANKLIN ST	56 BELLBROOK PLZ	135 E FRANKLIN ST
12 W FRANKLIN ST	107 E WALNUT ST	55 BELLBROOK PLZ	123 W FRANKLIN ST
33 E FRANKLIN ST	29 N WEST ST	61 BELLBROOK PLZ	125 W FRANKLIN ST
22 N MAIN ST	62 E FRANKLIN ST	82 E FRANKLIN ST	127 W FRANKLIN ST
34 E FRANKLIN ST	31 S EAST ST	58 BELLBROOK PLZ	129 W FRANKLIN ST
25 N MAIN ST	57 N MAIN ST	63 BELLBROOK PLZ	133 W FRANKLIN ST
27 N MAIN ST	21 S WEST ST	60 W FRANKLIN ST	135 W FRANKLIN ST
15 W FRANKLIN ST	43 N WEST ST	90 E FRANKLIN ST	137 W FRANKLIN ST
22 B S MAIN ST	42 W FRANKLIN ST	60 BELLBROOK PLZ	139 W FRANKLIN ST
18 W FRANKLIN ST	30 E WALNUT ST	64 W FRANKLIN ST	118 W FRANKLIN ST
22 A S MAIN ST	12 S WEST ST	91 E FRANKLIN ST	24 S MAIN ST
46 A E FRANKLIN ST	41 W FRANKLIN ST	71 W FRANKLIN ST	

EXHIBIT C

List & Map of Qualified Permit Holders (A-1/A-1-A/A-1c/A-2/A-2f/D; excludes D-6/D-8)

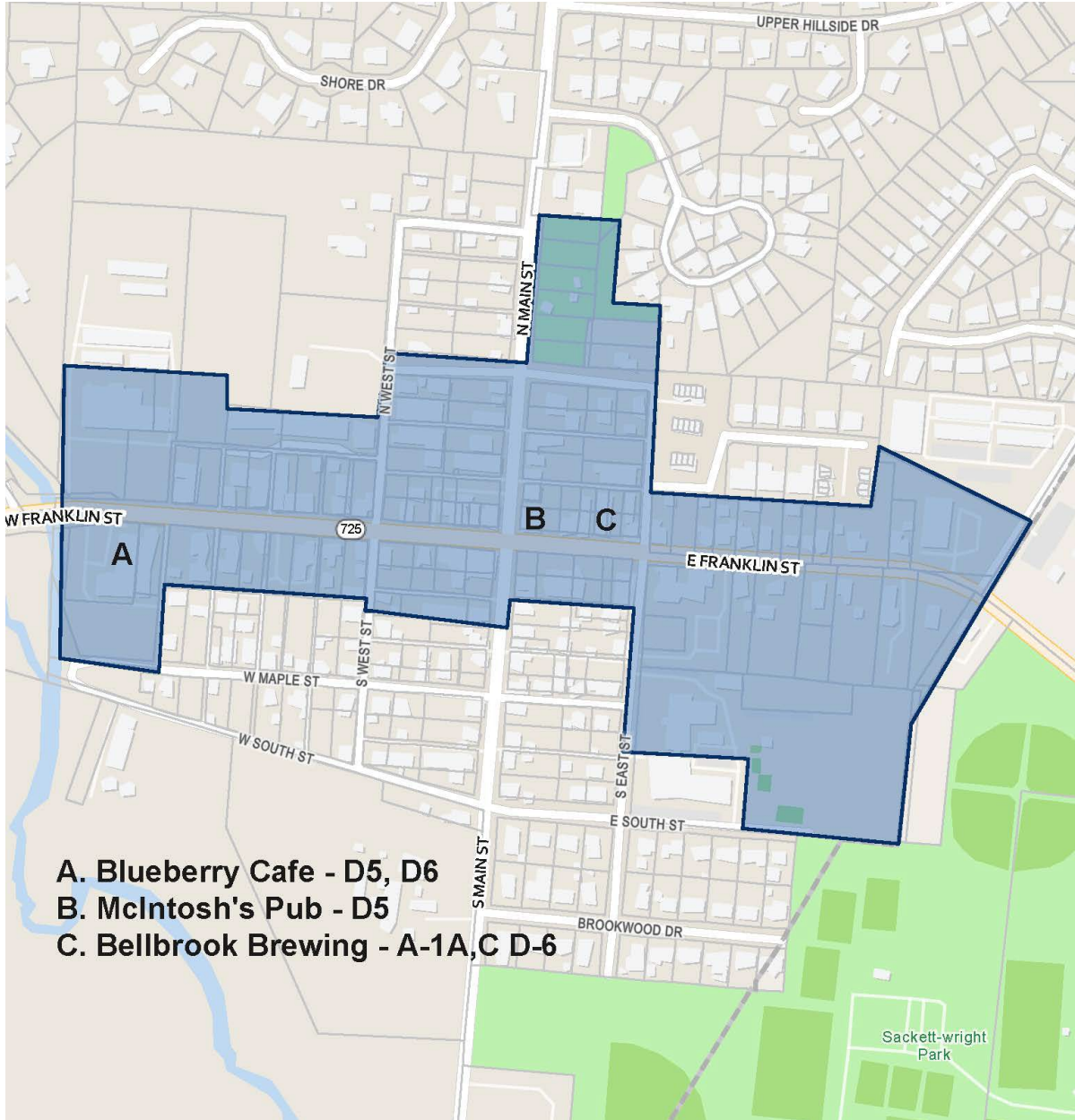


EXHIBIT D

Business Inventory & Land-Use Snapshot (establishment types)

Address	Business Name	Business Category
8 E FRANKLIN ST	Modern Inspirations	Service
16 E FRANKLIN ST	Wolf PT & Wellness	Service
18 E FRANKLIN ST	Veli's Pasta & Pizza	Restaurant
6 E FRANKLIN ST	McIntosh's Pub & Grub	Restaurant/Bar
11 E FRANKLIN ST	Bellbrook Barber Co.	Service
22 E FRANKLIN ST	Thomas & Grushon Insurance	Office
7 E FRANKLIN ST	Bellbrook Barber Co.	Service
26 E FRANKLIN ST	Bellbrook Brewing Co.	Bar/Tap Room
13 S MAIN ST	Blaze Taxidermy	Retail
6 W FRANKLIN ST	Bella Realty Group	Office
15 E FRANKLIN ST	City of Bellbrook - Admin/Police	Govt. Service
10 W FRANKLIN ST	EJ Johnson - Pure Homes	Office
33 E FRANKLIN ST	Sugarcreek Township Fire Station #71	Govt. Service
22 N MAIN ST	New American Way	Office
34 E FRANKLIN ST	Demarest & Demarest, LLC	Office
15 W FRANKLIN ST	BB Galery, PI Bike Shop/Apts.	Mixed Use/Residential
22 B S MAIN ST	Integrated Digital & Print Advertising	Office
18 W FRANKLIN ST	Key Bank	Office
22 A S MAIN ST	Thad Camp - State Farm Insurance	Office
46 A E FRANKLIN ST	Apartment	Mixed Use/Residential
46 B E FRANKLIN ST	Apartment	Mixed Use/Residential
46 C E FRANKLIN ST	Apartment	Mixed Use/Residential
46 1 E FRANKLIN ST	Bellbrook Sugarcreek Community Support Center	Mixed Use/Residential
47 E FRANKLIN ST	Bellbrook United Methodist Church	
46 2 E FRANKLIN ST	Top Notch Well Pumps & Plumbing	Mixed Use/Residential
22 N EAST ST	United States Postal Service	Govt. Service
43 N MAIN ST	Brookside Garage	Service
23 W FRANKLIN ST	The Joinery - Woodworking/Custom Furniture	Retail
55 E FRANKLIN ST	Bellbrook United Methodist Church	
34 W FRANKLIN ST	Road Dog/Marathon	Retail
48 N MAIN ST	Bellbrook Museum	Civic Space/Park
29 N WEST ST	Bellbrook Service Department	Govt. Service
62 E FRANKLIN ST	Shearer Magic Pet Grooming	Service

Downtown Bellbrook DORA Application

Item A. Section 8, Item

Address	Business Name	Business Category
31 S EAST ST	Bellbrook Bible Church	
57 N MAIN ST	Bellbrook Park	Civic Space/Park
43 N WEST ST	Outside The Box/House	Mixed Use/Residential
42 W FRANKLIN ST	Katie Martin State Farm Insurance	Office
35 N WEST ST	Bellbrook Fire Administration	Govt. Service
45 W FRANKLIN ST	Salon 4 & Suites	Service/Office
18 A S WEST ST	Salon 4 & Suites	Service/Office
26 N WEST ST	Bellhop Café & Coffee Shop	Restaurant
74 B E FRANKLIN ST	Dart General Contracting/A1 Company	Office
37 S EAST ST	Life Tailor,Life Coach	Office
74 E FRANKLIN ST	Dart General Contracting/A1 Company	Office
52 BELLBROOK PLZ	TJ's Garden/TMG Realty	Retail/Office
57 W FRANKLIN ST	Winter's Library	Service
80 E FRANKLIN ST	Bellbrook Nutrition	Retail
54 BELLBROOK PLZ	Heavenly Hair & Co.	Service
56 BELLBROOK PLZ	K9 Clips Dog Grooming	Service
55 BELLBROOK PLZ	Dairy Shed	Restaurant
63 BELLBROOK PLZ	New American Funding	Office
60 W FRANKLIN ST	Schafer Education Solutions	Office
90 E FRANKLIN ST	Realty One Group - Emerald Solutions	Office
60 BELLBROOK PLZ	Bellbrook Dance Academy	Service
64 W FRANKLIN ST	Stay Golden	Retail
72 W FRANKLIN ST	Bellbrook Presbyterian Church	
70 BELLBROOK PLZ	Events @ Bellbrook	Events
72 BELLBROOK PLZ	Seasoned W/Love	Retail/Service
76 BELLBROOK PLZ	Knot Your Average Massage	Service
78 BELLBROOK PLZ	Bellbrook Presbyterian Church - Office	Office
115 E FRANKLIN ST	Covenant Animal Clinic	Service
92 W FRANKLIN ST	Conner & Koch Funeral Home & Crematorium	Service
119 E FRANKLIN ST	Pretek Group	Office
103 W FRANKLIN ST	Robot Pros, LLC	Retail
124 W FRANKLIN ST	Dot's Market	Retail
108 W FRANKLIN ST	Bellbrook Insurance	Office
135 E FRANKLIN ST	Creeside Wealth Management	Office
123 W FRANKLIN ST	Stump Photography, Crafter's Lodge	Retail
125 W FRANKLIN ST	The Slate Lady, Boudoir By Darcy	Retail
127 W FRANKLIN ST	Bellbrook Candle, Stump Customs	Retail

Downtown Bellbrook DORA Application

Item A. Section 8, Item

Address	Business Name	Business Category
129 W FRANKLIN ST	Blueberry Café	Restaurant/Bar
133 W FRANKLIN ST	Edward D Jones Financial	Office
135 W FRANKLIN ST	Blueberry Café	Restaurant
137 W FRANKLIN ST	Simply Decadent	Retail
139 W FRANKLIN ST	Blueberry Café	Restaurant
118 W FRANKLIN ST	Dot's Market	Retail
112 W. FRANKLIN ST	Quality Dry Cleaners	Service
104. W. FRANKLIN ST	Bellbrook Drive Thru	Retail
22 S MAIN	Thad Camp State Farm	Office
24 S MAIN	Floral V	Retail/Office

EXHIBIT E

Zoning Consistency Documentation (master plan/map excerpts)

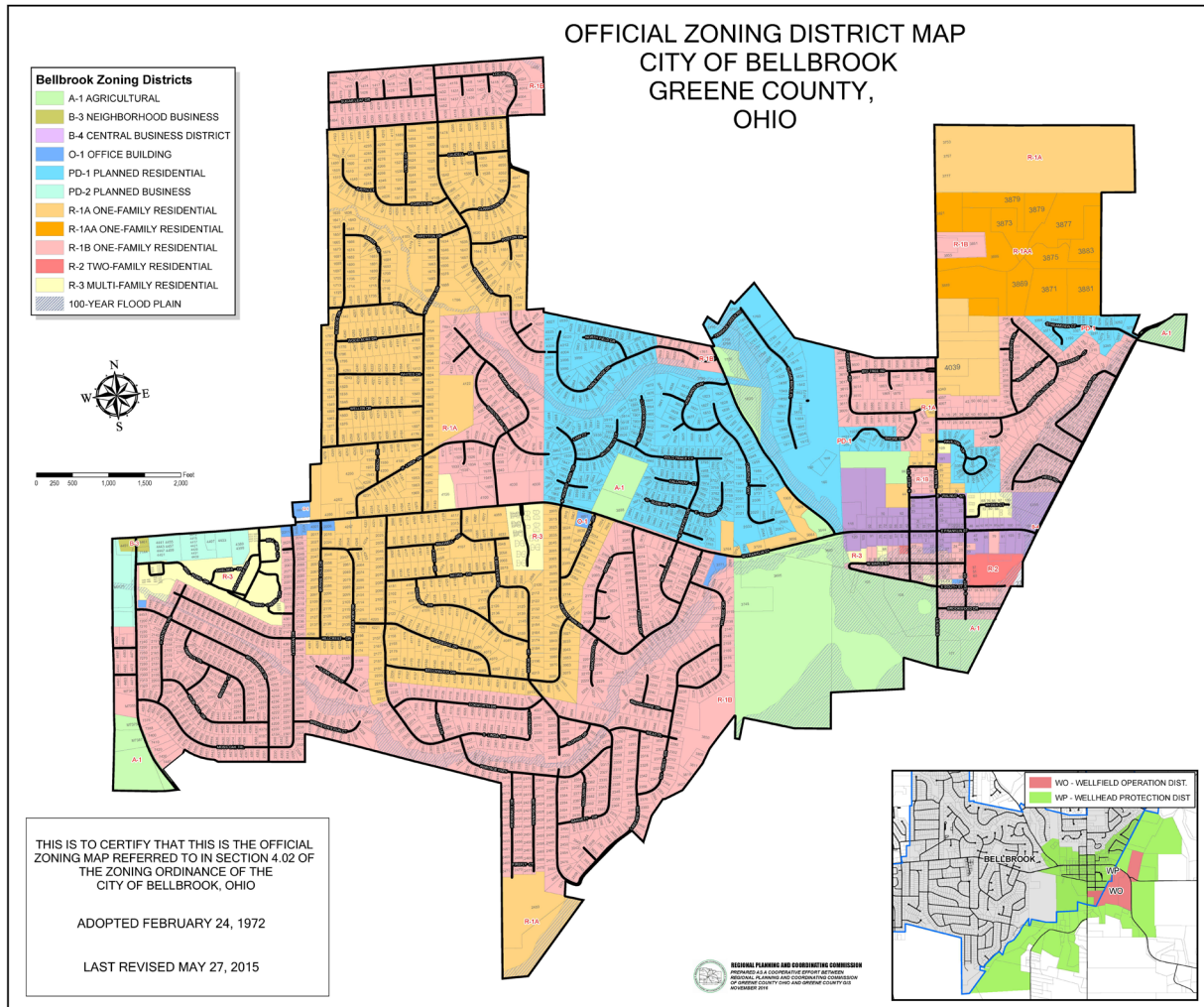


Exhibit F — Draft Public Notice

PUBLIC NOTICE

CITY OF BELLBROOK, OHIO — PROPOSED DESIGNATED OUTDOOR
REFRESHMENT AREA (DORA)

Notice is hereby given that on May 11, 2026 the City Manager filed an application with Bellbrook City Council to establish a Designated Outdoor Refreshment Area pursuant to R.C. 4301.82. The application, including a map of the proposed boundaries, is on file with the Clerk of Council at 15 E Franklin St Bellbrook, OH 45305 and is available for public inspection during regular business hours.

A public hearing on the application will be held on June 22, 2026 7pm at City Hall 15 E Franklin St

Exhibit G — Draft Resolution

City of Bellbrook
State of Ohio

Resolution No. 2026-R-01

ESTABLISHING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) FOR DOWNTOWN BELLBROOK PURSUANT TO R.C. 4301.82.

WHEREAS, R.C. 4301.82 authorizes a municipal corporation to establish a Designated Outdoor Refreshment Area upon application by the executive officer; and

WHEREAS, the City Manager has submitted such an application including all items required by R.C. 4301.82(B); and

WHEREAS, City Council published notice within 45 days and held a public hearing on June 8, 2026

NOW, THEREFORE THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. City Council hereby approves the DORA application and establishes the Downtown Bellbrook DORA within the boundaries set forth in Exhibit A attached hereto.

Section 2. The DORA shall operate in accordance with the Public Health & Safety Plan, Operating Hours, Vendor Participation Rules, and Signage Plan set forth in the DORA Application.

Section 3. The City Manager is directed to provide notice of this approval and a description of the DORA to the Ohio Division of Liquor Control and the Department of Public Safety's Investigative Unit.

Section 4. 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 5. That this resolution shall take effect and be in force forthwith.

Exhibit H — Vendor Participation Rules

- 1) Only Bellbrook DORA cups (max 20 oz) may leave the premises; no cans or glass.
- 2) Alcohol may not be carried outside DORA boundaries or beyond posted hours.
- 3) Valid ID required; servers complete state-approved alcohol server training.
- 4) Vendor displays DORA participation decal and rules near points of sale.
- 5) No refills for cups originating from other vendors; each pour requires a new cup.
- 6) Vendor maintains litter receptacles at exits and participates in cleanup as assigned.

Bellbrook, OH | June 18th, 2026

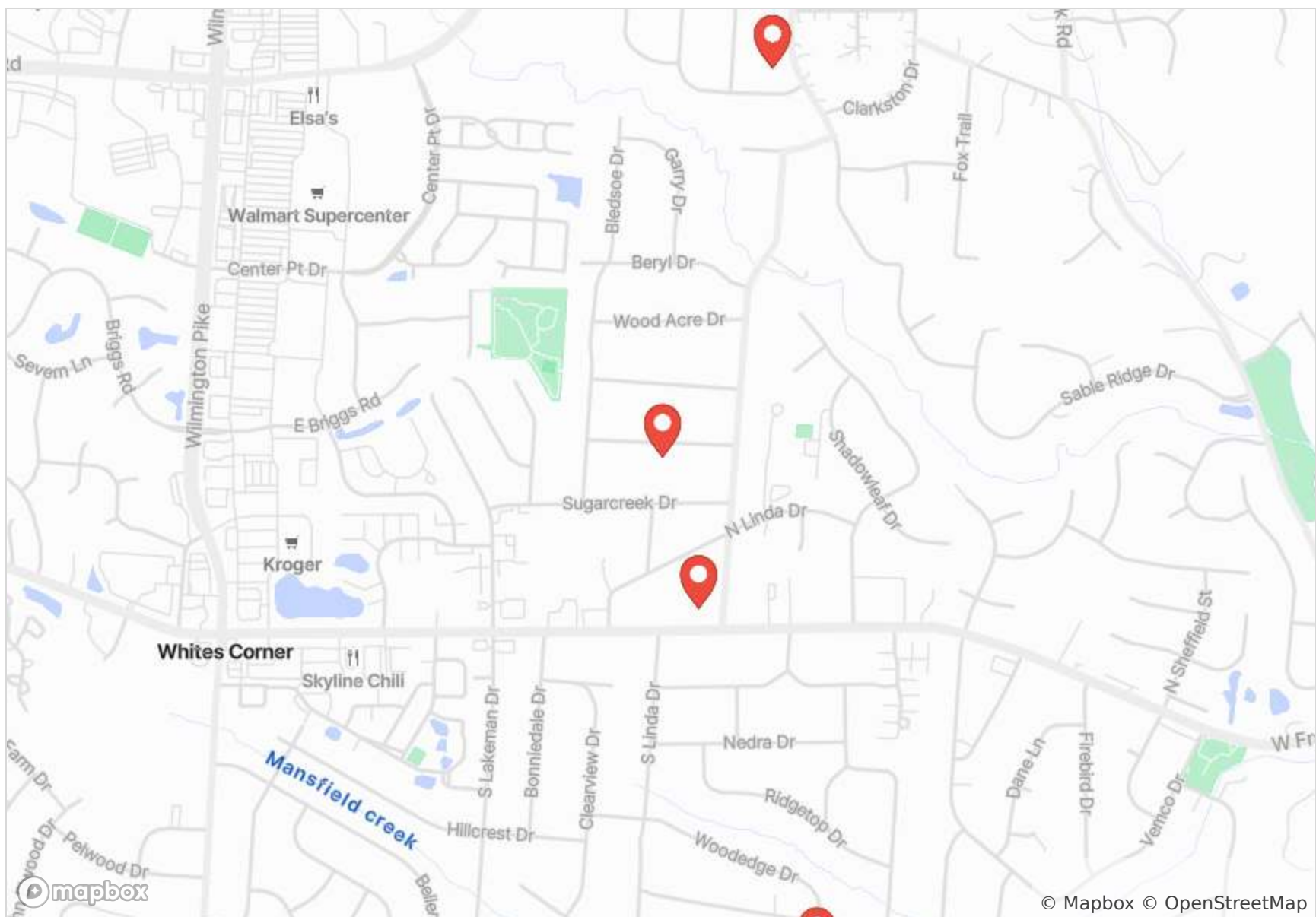
Share Your Thoughts on Downtown Bellbrook's Potential DORA

Total submissions: 15

Date range: Jun 05, 2026-Jun 18, 2026

Total responses: 73

Please drop a pin in the neighborhood inside Bellbrook where you live or work.



Total	Count 6	100%	Comments Disabled
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What is your age?

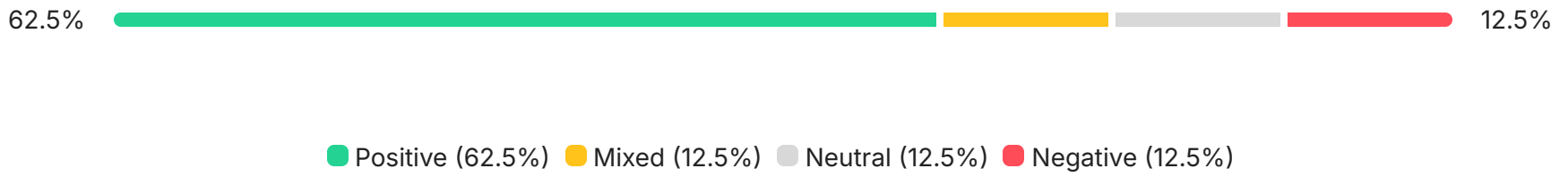


Are you familiar with what a Designated Outdoor Refreshment Area (DORA) is?



If you are familiar with DORA, please briefly describe what you believe its benefits or challenges might be.

Sentiment Analysis



Topic Analysis



Analysis of responses will not be performed.

Top Keywords

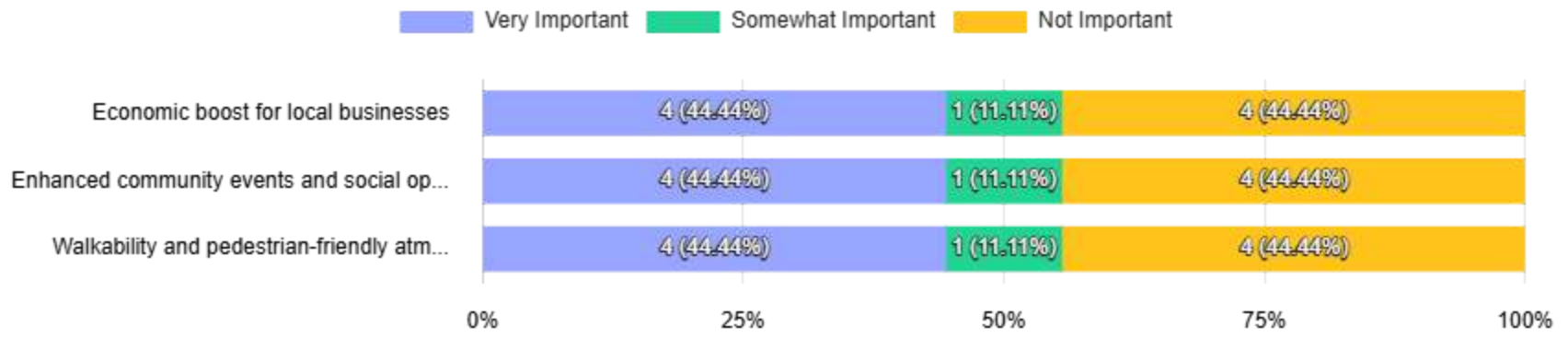
#	Word/Phrase	Responses	Mentions
1	downtown	3	3
2	actually	3	3
3	alcohol	3	3
4	would	2	6
5	people	2	4
6	needed	2	2
7	festivals	2	2
8	benefits	2	2
9	see	2	2
10	drinks	2	2

1 2 3 ... 14 >

Filters applied reduced participants from 10 to 10 (100%) · 8 of them responded to this question (80%)

Deduplication On

How important are the following potential benefits of a DORA in Bellbrook?



What concerns, if any, do you have about implementing a DORA in downtown Bellbrook?

Topic Analysis



Analysis of responses will not be performed.

Top Keywords

#	Word/Phrase	Responses	Mentions
1	need	2	3
2	police	2	2
3	sufficient	2	2
4	street	2	2
5	public	2	2
6	enough	2	2
7	needs	2	2
8	cost	1	3
9	hours	1	3
10	city	1	2

1 2 3 ... 11 >

Filters applied reduced participants from 10 to 10 (100%) · 8 of them responded to this question (80%)

Deduplication On

Do you support the establishment of a DORA in downtown Bellbrook?



If you are familiar with DORA, please briefly describe what you believe its benefits or challenges might be.

It is not needed.

Outdoor walking area where you can have open containers of alcohol. I think it promotes more communities and walking. While yes there'd be people drinking while out and about, it doesn't mean intoxication. I'd argue it actually would lead to less intoxication as more people would leave bars sooner.

Benefits: more foot traffic downtown, which will draw more attractive businesses! 🎉👏

People strolling with their drinks might trip on all the crooked and broken sidewalks. You might want to focus on downtown beautification so people actually want to spend time there. So many poorly maintained buildings and unsightly signs.

Making sure business understand completely how it works, how it affects festivals who have their own alcohol permits for those weekends (Lions and Sugar Maple). Why it is actually needed. There is nowhere to shop at the moment, not really anywhere to go and I can't imagine being able to take drinks into the library. How will citizens be informed of the "rules and boundaries". While I'm not opposed to it, I just don't see why it is a necessary thing to spend money on.

I have been in several successful DORA areas including Liberty Center and Austin Landing. I never encountered any downsides when visiting these areas.

Will there be additional police presence? Why does anyone need to walk around with a drink in hand?

Benefits would include increased foot traffic downtown, attraction of new businesses and opportunity for development. A DORA district would also provide more opportunities for community events and tourism. At this point I would just see a benefit during festivals since there are so few establishments that currently serve alcohol. A challenge would be ensuring that patrons were not over-served or engaging in disorderly conduct which may strain public service resources.

What concerns, if any, do you have about implementing a DORA in downtown Bellbrook?

There is no reason that patrons need to have an adult beverage on the public street. Keep those beverage inside the brewery, the bar etc.

Making it clear where the limits are. W franklin street is very walkable. It needs to be clear where the DORA ends.

Ensuring enough waste containers

My main concern is that city leadership is not fixing existing issues downtown. The city can't even paint lines on the road in a manner that looks professional. Continuous sidewalks and paths to parks and recreation areas are missing. There are just so many other things that need attention. Fix those and people might enjoy the downtown more. Not everyone needs a drink in their hand to feel the need to linger.

The cost. The implications for festivals and businesses during the time they operate. Controlling alcohol from home. Cost to the businesses for purchasing the special cups. Litter and the cost to add extra trash cans around town.

Hours of operation. During the weekends, hours should be wide, but during the week, evening hours should be sufficient.

Sufficient police presence, they have enough to do as it is. What is their input?

I think this is a good idea, but do have concerns about public safety. We maintain small police and fire departments through already excessive property taxes.

File Attachments for Item:

B. Ordinance 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.

**NOTICE
OF
PUBLIC HEARING**



**City Council
Public Hearing**

Monday June 22, 2026 7:00 pm
City Council Chambers 15 E. Franklin Street

**There will be an open Public Hearing by the Bellbrook
City Council regarding Ordinance No.2026-O-06**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No.2026-O-06

Ordinance 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.

Monday June 22, 2026 7:00 pm in the Council Chambers 15 E. Franklin Street.
The public is welcome to attend or send comments to the Clerk of Council at clerk@bellbrook.gov. A copy of the Ordinance is attached.

Agenda and additional meeting information available at www.bellbrook.gov

Posted 7/8/2025

RECORD OF ORDINANCES

Item B. Section 8, 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 B, Section 8, 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 (90th) 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 B. Section 8, Item

Ordinance No. 2026-O-06

June 22, 2026

PASSED BY City Council this 22nd day of June, 2026.

____ Yeas; ____ Nays.

AUTHENTICATION:

Michael Schweller, Mayor

Robert Schommer, Clerk of Council

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney
120810\00100\4938-5906-3610.1