



# CITY COUNCIL REGULAR MEETING AGENDA

## Monday, February 24, 2025 at 7:00 PM

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

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1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF THE MINUTES**
  - A. Approval of the January 27, 2025 Regular Meeting Minutes
5. **MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST**
6. **CITIZEN COMMENTS**
7. **CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS**
8. **PUBLIC HEARING OF PROPOSED ORDINANCES**
9. **INTRODUCTIONS OF ORDINANCES**
  - A. Ordinance 2025-O-03 AMENDING ORDINANCE 2024-O-14 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF BELLBROOK FOR THE PERIOD BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025, AND DECLARING AN EMERGENCY. (Cyphers)
  - B. Ordinance 2025-O-04 REPEALING CHAPTER 890 "TAX ABATEMENT PROGRAM" OF TITLE FOUR "TAXATION" OR PART EIGHT "BUSINESS REGULATION AND TAXATION CODE" OF THE BELLBROOK MUNICIPAL CODE IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 890 "TAX ABATEMENT PROGRAM" OF TITLE FOUR OR PART EIGHTY OF THE BELLBROOK MUNICIPAL CODE (Ashley)
10. **ADOPTION OF RESOLUTIONS**
  - A. Resolution 2025-R-04 DECLARING CERTAIN CITY OWNED PROPERTY NO LONGER REQUIRED FOR MUNICIPAL PURPOSES AS SURPLUS AND AUTHORIZING DISPOSAL OF SAID PROPERTY (Hoke)
  - B. Resolution 2025-R-05 AUTHORIZING THE PURCHASE OF A SERVICE TRUCK AND ACCESSORIES FROM WHITE ALLEN CHEVROLET (Greenwood)
  - C. Resolution 2028-R-06 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE BELLBROOK-SUGAR MAPLE FESTIVAL COMMITTEE, INC FOR THE 2025 SUGAR MAPLE FESTIVAL (Havens)
11. **OLD BUSINESS**
12. **NEW BUSINESS**
  - A. Appointment of BOH candidate
13. **CITY MANAGER'S REPORT**
  - A. Presentation of the City's Age-Friendly Community Action Plan
14. **COMMITTEE REPORTS**
  - A. Safety Committee
  - B. Service Committee
  - C. Finance/Audit Committee
  - D. Community Affairs Committee
15. **CITY OFFICIAL COMMENTS**
16. **EXECUTIVE SESSION**

- A. Motion to enter executive session to consult with an attorney concerning disputes subject to pending or imminent court action.

**17. ADJOURNMENT**

**File Attachments for Item:**

A. Approval of the January 27, 2025 Regular Meeting Minutes

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting  
January 27, 2025

Item A. Section 4, Item

## 1. CALL TO ORDER

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

## 2. PLEDGE OF ALLEGIANCE

Deputy Mayor Havens led the Council in the Pledge of Allegiance.

## 3. ROLL CALL

Motion to excuse Mayor Schweller

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

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

### PRESENT

Mr. Logan Ashley  
Mrs. Katherine Cyphers  
Mr. Forrest Greenwood  
Mr. Brady Harding  
Mr. Ernie Havens  
Mr. T.J. Hoke

### ABSENT

Mayor Mike Schweller

## 4. APPROVAL OF THE MINUTES

None

## 5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

None

## 6. CITIZEN COMMENTS

None

## 7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

None

## 8. PUBLIC HEARING OF PROPOSED ORDINANCES

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting  
January 27, 2025

Item A. Section 4, Item

## 9. INTRODUCTIONS OF ORDINANCES

- A. Ordinance 2025-O-1 AMENDING ORDINANCE 2024-O-14 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF BELLBROOK FOR THE PERIOD BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025, AND DECLARING AN EMERGENCY. (Cyphers)

Mrs. Cyphers read the Ordinance.

Mr. Schommer explained the need for a supplemental appropriation to allow for the acceptance and use of a donation as well as an increase in the cost for delivery of the new medic unit.

Motion to pass Ordinance 2025-O-01 at Introduction.

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

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

## 10. ADOPTION OF RESOLUTIONS

- A. Resolution 2025-R-03 AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS TO COVER THE COSTS OF VARIOUS GOODS AND SERVICES ORDERED FOR CITY OPERATIONS AND TO MAKE PAYMENT ON INVOICES WITH A THEN AND NOW CERTIFICATE (Hoke)

Mr. Hoke read the Resolution

Mr. Schommer explained the Resolution was to allow for payment of the final invoice for the new medic where the invoice came after the service was provided. He noted the Resolution authorizes the payment from appropriated funds and follows established procedures with transparency of timelines and available funds.

Motion to adopt Resolution 2025-R-03

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

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

## 11. OLD BUSINESS

None

## 12. NEW BUSINESS

None

## 13. CITY MANAGER'S REPORT

Mr Schommer provided updates on a variety of topics to include:

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting  
January 27, 2025

Item A. Section 4, Item

- Finalizing Ordinance and presentation for the new Community Reinvestment Area for economic development to present at the next meeting
- Ne noted the 2024 Audit is beginning and there will be a series of additions to the Uniform Guidance Policies to update financial practices to new governmental regulations and rules
- Staff has been processing personnel items including new hires for police and advertising hires for fire

## 14. COMMITTEE REPORTS

### A. Safety Committee

Mr. Hoke updated the new medic will be delivered in the next week and a new police officer will be sworn in at an upcoming meeting.

### B. Service Committee

Mr. Greenwood noted to be on the lookout for pot holes during this time of year and please report them as they are seen.

### C. Finance/Audit Committee

Mrs. Cyphers stated there is no update

### D. Community Affairs Committee

Mr. Havens noted there are still openings for various City Boards and Commissions and encourages residents who want to participate to consider volunteering.

## 15. CITY OFFICIAL COMMENTS

Mr. Hoke reminded there will be a community leaders meeting at Bellbrook Middle School on February 3 at 5:00pm

## 16. EXECUTIVE SESSION

None

## 17. ADJOURNMENT

Hearing no additional business coming before Council Deputy Mayor Havens adjourned the meeting at 7:17pm

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting  
January 27, 2025

*Item A. Section 4, Item*

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Ernie Havens, Deputy Mayor

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Robert Schommer, Clerk of Council

**File Attachments for Item:**

A. Ordinance 2025-O-03 AMENDING ORDINANCE 2024-O-14 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF BELLBROOK FOR THE PERIOD BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025, AND DECLARING AN EMERGENCY.  
(Cyphers)



# RECORD OF ORDINANCES

Item A. Section 9, Item

Ordinance No. 2025-O-03

February 24, 2025

## City of Bellbrook

### Ordinance No. 2025-O-03

#### **AMENDING ORDINANCE 2024-O-14 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF BELLBROOK FOR THE PERIOD BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025, AND DECLARING AN EMERGENCY.**

WHEREAS, the City of Bellbrook adopted the 2025 annual budget based on the best information available at the time; and

WHEREAS, additional costs and/or adjustments are required for various 2025 Personnel Services and Other Expenses which requires the amendment of various appropriation levels.

#### **Now, Therefore, the City of Bellbrook Hereby Ordains:**

Section 1. That to provide for the required expenses and other expenditures of the City of Bellbrook during the fiscal year ending December 31, 2025, the appropriation levels are amended as set forth in Exhibit A attached hereto and incorporated herein by reference and hereby set aside to be appropriated.

Section 2. 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 there is a need to apply appropriate OneOhio Opioid funding and receive a public safety grant for radios; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council

Section 3. 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 24<sup>th</sup> day of February, 2025.

\_\_\_\_\_ Yeas; \_\_\_\_\_ Nays.

#### AUTHENTICATION:

\_\_\_\_\_  
Michael Schweller Mayor

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

#### APPROVED AS TO FORM:

Stephen M. McHugh, Municipal Attorney

# RECORD OF ORDINANCES

Item A. Section 9, Item

Ordinance No. 2025-O-03

February 24, 2025

## EXHIBIT A

Fund	2025 Current Appropriations	Personnel Revisions	Other Expenses Revisions	Total Revisions	Amended 2025 Appropriations
<b>100 General Fund</b>	\$1,145,871.85				\$1,145,871.85
<i>11 Legislative</i>	\$44,051.91				\$44,051.91
<i>12 Administrative</i>	\$907,070.14				\$907,070.14
<i>13 Library</i>	\$3,164.76				\$3,164.76
<i>14 Museum</i>	\$33,750.04				\$33,750.04
<i>15 Community Environment</i>	\$82,835.00				\$82,835.00
<i>30 Capital Outlay</i>	\$78,000.00				\$78,000.00
<b>202 OneOhio Opioid Settlement Fund</b>	\$12,398.00		<b>\$11,709.61</b>		<b>\$24,107.61</b>
<b>210 Street Fund</b>	\$471,386.77				\$471,386.77
<b>220 State Highway Fund</b>	\$53,000.00				\$53,000.00
<b>230 Police Fund</b>	\$2,308,327.16				\$2,308,327.16
<b>240 Fuel System Fund</b>	\$2,550.00				\$2,550.00
<b>250 Fire Fund</b>	\$1,643,968.24		<b>\$28,426.25</b>		<b>\$1,672,844.49</b>
<b>270 Police Pension Fund</b>	\$90,590.00				\$90,590.00
<b>280 Motor Vehicle License Fund</b>	\$205,100.00				\$205,100.00
<b>300 Capital Improvement Fund</b>	\$140,573.63				\$140,573.63
<b>610 Waste Collection Fund</b>	\$668,847.00				\$668,847.00
<b>620 Water Fund</b>	\$1,847,363.47				\$1,847,363.47
<b>800 Performance Bond Fund</b>	\$10,000.00				\$10,000.00
<b>810 Agency Fund</b>	\$1,500.00				\$1,500.00
<b>Total All Funds</b>	<b>\$8,601,478.12</b>		<b>\$40,135.86</b>	<b>\$40,135.86</b>	<b>\$8,641,613.98</b>

**File Attachments for Item:**

B. Ordinance 2025-O-04 REPEALING CHAPTER 890 "TAX ABATEMENT PROGRAM" OF TITLE FOUR "TAXATION" OR PART EIGHT "BUSINESS REGULATION AND TAXATION CODE" OF THE BELLBROOK MUNICIPAL CODE IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 890 "TAX ABATEMENT PROGRAM" OF TITLE FOUR OR PART EIGHTY OF THE BELLBROOK MUNICIPAL CODE (Ashley)

# RECORD OF ORDINANCES

Item B. Section 9, Item

Ordinance No. 2025-O-04

March 10, 2025

## City of Bellbrook State of Ohio

### Ordinance No. 2025-O-04

**REPEALING CHAPTER 890 “TAX ABATEMENT PROGRAM” OF TITLE FOUR “TAXATION” OR PART EIGHT “BUSINESS REGULATION AND TAXATION CODE” OF THE BELLBROOK MUNICIPAL CODE IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 890 “TAX ABATEMENT PROGRAM” OF TITLE FOUR OR PART EIGHTY OF THE BELLBROOK MUNICIPAL CODE**

WHEREAS, Article XVIII, Section 3 of the Constitution of the State of Ohio grants municipalities the authority to exercise all powers of local self-government and to enact and enforce local police, sanitary, and other similar regulations that are not in conflict with the general laws; and

WHEREAS, the City of Bellbrook previously adopted Chapter 890 “Tax Abatement Program” of Part Eight “Business Regulation and Taxation Code” and incorporated it into the Bellbrook Municipal Code; and

WHEREAS, City Council wishes to repeal Chapter 890 “Tax Abatement Program” of Title Four “Taxation” of Part Eight “Business Regulation and Taxation Code” in its entirety and enact a new Chapter 890 “Tax Abatement Program” of Title Four “Taxation” of Part Eight “Business Regulation and Taxation Code” of the Bellbrook Municipal Code.

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

Section 1. The old Chapter 890 “Tax Abatement Program” of Title Four “Taxation” of Part Eight “Business Regulation and Taxation Code” is hereby repealed in its entirety.

Section 2. A new Chapter 890 “Tax Abatement Program” of Title Four “Taxation” of Part Eight “Business Regulation and Taxation Code” of the Bellbrook Municipal Code is hereby enacted as set forth in Exhibit A, which is attached hereto and incorporated herein by reference, with deletions shown by ~~strike through~~ and additions shown by **bold** and underscoring.

Section 3. 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 \_\_\_\_ 2025.

\_\_\_\_ Yeas; \_\_\_\_ Nays.

# RECORD OF ORDINANCES

Item B. Section 9, Item

Ordinance No. 2025-O-04

March 10, 2025

AUTHENTICATION:

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

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

APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney

## TITLE FOUR TAXATION

## CHAPTER 890. TAX ABATEMENT PROGRAM

## Sec. 890.01. Establishment of Community Reinvestment Area No. 1.

- (a) For purposes of fulfilling the requirements set forth under ORC 3735.65 through 3735.70, Community Reinvestment Area No. 1 is hereby established. **The construction of new structures and the remodeling of existing structures within the established Community Reinvestment Area (CRA) is hereby declared to be a public purpose for which exemptions from real property taxation may be granted in accordance with the provisions of this Chapter.**
- (b) **This CRA Program is intended to promote and expand conforming uses within the designated boundaries of the CRA.**
- (c) **Only new structures or remodeling classified as to use as residential, commercial, or industrial, or some combination thereof, and otherwise satisfying the requirement of ORC 3537.67, within the designated boundaries of the CRA are eligible for exemptions under the Tax Abatement Program (TAP). The classification of the structures or remodeling eligible for exemption under the CRA Program shall always be consistent with zoning restrictions applicable to the area.**
- (d) **Whether a structure or remodeling composed of multiple units is classified as residential, commercial, or industrial shall be determined by the Greene County Auditor's tax classification.**

(Res. 82-W, passed 7-26-82)

## Sec. 890.02. Boundaries of Community Reinvestment Area No. 1.

The boundaries of Community Reinvestment Area No. 1 are as follows:

Starting at a point at the intersection of the centerline of Little Sugarcreek **Road** and the centerline of West Franklin Street and heading in a generally southerly direction ~~along the centerline of Little Sugarcreek to the centerline of South Street~~ **to the southern corporate limit, including lots with frontage on West South Street;**

Thence along the centerline of South Street to the existing eastern **southern** corporate limits **to the eastern corporate limits;**

Thence along the eastern corporate limits to ~~East Franklin Street~~ **Washington Mill Road until before Hess Road, not including any lots fronting on Hess Road;**

Thence west **towards North East Street, stopping at the intersection of the centerline of North East Street and the northern boundary of East Walnut Street** ~~along East Franklin Street, including lots fronting on both sides of East Franklin Street,~~ to a point at the centerline of East Street;

)

Thence west along East Walnut Street, including lots with a southern boundary within 100 feet of the centerline of East Walnut Street to North Main Street the centerline of East Street to Walnut Street;

~~Thence west along Walnut Street, including lots fronting on both sides of Walnut Street, to Main Street;~~

Thence north along North Main Street, including lots fronting on both sides of North Main Street, to the centerline of North Main Street and the southern boundary of Pavilion Lane to High Street;

Thence west along High Street, including lots fronting on both sides of High Street and lots with a southern boundary within 150 feet of the centerline of High Street, to a point at the centerline of North West Street;

Thence along the centerline of North West Street, including lots on both sides of North West Street to the centerline of Bellbrook Plaza, including lots with frontage on Bellbrook Plaza West Franklin Street;

Thence south to the centerline of West Franklin Street;

Thence along the centerline of West Franklin Street to the point of beginning, and including those lots which front on the north side of West Franklin Street and which have an eastern boundary within 650 feet from the centerline of North West Street.

(Res. 82-W, passed 7-26-82)

**Sec. 890.03. ~~Periods of tax exemptions for improvements~~ Tax exemptions in the Community Reinvestment Area No. 1.**

**(a)** Within Community Reinvestment Area No. 1, tax exemptions for improvements to real property as described in ORC 3735.67 will be granted ~~for the following periods~~ through the following processes:

**(1) Process for Residential Structures: The owner of any real property within the CRA may file an application for an exemption from real property taxation for a new structure or remodeling with the Housing Officer. The Housing Officer shall verify the construction of the new structure or the cost of remodeling and the facts asserted in the application. The Housing Officer shall determine whether the construction or the cost of the remodeling meets the requirements for an exemption under ORC 3735.67(D). If the construction or remodeling meets the requirements for exemption, after complying with the notice requirements of Section 890.08, the Housing Officer shall grant an exemption for the following exemption period:**

**(A)** Ten years for the remodeling of every dwelling containing not more than two family units, the cost of which remodeling is at least two thousand five hundred dollars (\$2,500.00), as described in ORC 3735.67(A); and

**(B) X years for the new construction of residential structures, as described in [ORC 3735.67(D)(3)]; and**

**(C) Twelve years for the remodeling of every dwelling containing more than two units, and commercial or industrial properties, the cost of which remodeling is at least five thousand dollars (\$5,000.00), as described in ORC 3735.67(B).**

**(2) Process for New Commercial and Industrial Structures: The owner of any real property within the CRA may file an application for an exemption from real property taxation for a new structure with the Housing Officer. The Housing Officer shall verify the construction of the new structure and the facts asserted in the application, and shall negotiate an agreement with the property owner or developer. Then, after all notification requirements have been met, the Housing Officer shall forward their verification, along with the property owner's application and agreement to City Council. If City Council determines that the construction meets the requirements for an exemption under ORC 3735.67(D), after complying with the notice requirements of Section 890.08, the City Council, by resolution, shall grant an exemption for the following exemption period:**

**(A) Up to fifteen years for the new construction of commercial and industrial structures, as described in [ORC 3735.67(D)(3)].**

**(b) Certification to the County Auditor: Upon the grant of an exemption by the Housing Officer, as applicable, or City Council, as applicable, the Housing Officer shall forward the application to the Greene County Auditor with a certification as the division of ORC 3735.67 under which the exemption is granted and the period of the exemption.**

**(c) Exemption: The CRA tax exemption shall first apply in the year following the calendar year in which the certification to the Greene County Auditor is made.**

**(1) If the exemption is for a remodeling, which qualifies for an exemption under Section ORC 3735.67(D)(1) and (D)(2), the dollar amount by which the remodeling increased the market assessed value of the structure shall be exempt from real property taxation during the exemption period.**

**(2) If the exemption is for new construction, which qualifies for an exemption under Section ORC 3735.67(D)(3), the structure shall not be considered an improvement on the land on which it is located for the purpose of real property taxation during the exemption period.**

(Res. 82-W, passed 7-26-82)



**Sec. 890.04. Designation of a Housing Officer.**

To administer and implement this chapter, the City Manager is designated as the Housing Officer, as described in ORC 3735.65 and 3735.66. **The City Manager is hereby authorized to, by administrative directive, designate City staff member(s) to serve as the Housing Officer in his or her stead.**

(Res. 82-W, passed 7-26-82)

**Sec. 890.05. Copy of Chapter to be sent to County Auditor.**

A copy of this chapter shall be forwarded to the County Auditor by the Clerk of Council for information and reference.

(Res. 82-W, passed 7-26-82)

**Sec. 890.06. Re-evaluation of designation of Community Reinvestment Area No. 1.**

Council reserves the right to re-evaluate the designation of Community Reinvestment Area No. 1 after seven years from the date of the adoption of this chapter (Resolution 82-W, passed July 26, 1982), at which time Council may direct the Housing Officer not to accept any new applications for exemption, as described in ORC 3735.67.

(Res. 82-W, passed 7-26-82)

**Sec. 890.07. Finding of fact.**

Council finds that the area included within the description of Community Reinvestment Area No. 1 is one in which housing facilities or structures of historical significance are located and also one in which new housing construction and repair of existing facilities or structures have been discouraged.

(Res. 82-W, passed 7-26-82)

**Sec. 890.08. Notice requirements.**

**Before certifying an exemption in CRA No. 1 to the Greene County Auditor, the Housing Officer shall notify the Board of Education of each school district in which the proposed tax-exempted property is located. The notice shall include a copy of the exemption application. The notice shall be issued at least fourteen (14) days prior to the City Council taking formal action on the exemption application or before the Housing Officer certifies the exemption to the County Auditor, as applicable. If the Board of Education comments on the exemption, the City Council or the Housing Officer, as applicable, shall consider the comments.**

**Sec. 890.09. Remodeling of structures or new construction within the Old Village District.**

**In cases involving a structure or parcels located within the Old Village District, the designated Housing Officer shall not determine whether the remodeling or new**

**construction meets the requirements for a tax exemption under this Chapter unless the appropriateness of the remodeling or new construction has been certified, in writing, by the Old Village Review Board to certify the appropriateness of the remodeling or new construction pursuant to Article 14 of the Bellbrook Zoning Code.**

**Sec. 890.10. Annual inspections.**

**The Housing Officer shall make annual inspections of the properties for which a CRA exemption has been granted. If the Housing Officer finds that the property has not been properly maintained or repaired due to the neglect of the owner, the Housing Officer may revoke the exemption at any time after the first year of the exemption. The Housing Officer shall notify the Greene County Auditor and the owner of the property that the tax exemption no longer applies. If the Housing Officer revokes a tax exemption, he or she shall send a report of the revocation to the City Council, containing a statement of his or her findings as to the maintenance and repair of the property and the reason for revoking the exemption.**

**File Attachments for Item:**

A. Resolution 2025-R-04 DECLARING CERTAIN CITY OWNED PROPERTY NO LONGER REQUIRED FOR MUNICIPAL PURPOSES AS SURPLUS AND AUTHORIZING DISPOSAL OF SAID PROPERTY (Hoke)

# RECORD OF RESOLUTIONS

Item A, Section 10, Item

Resolution No. 2025-R-04

February 24, 2025

## City of Bellbrook State of Ohio

### Resolution No. 2025-R-04

#### **DECLARING CERTAIN CITY OWNED PROPERTY NO LONGER REQUIRED FOR MUNICIPAL PURPOSES AS SURPLUS AND AUTHORIZING DISPOSAL OF SAID PROPERTY**

WHEREAS, the City of Bellbrook is in possession of certain property at an estimated value over \$2,500 that is no longer needed for municipal purposes; and

WHEREAS, the property is desired to be sold via trade-in or otherwise discarded or salvaged.

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

Section 1. Consistent with the provisions of the Ohio Revised Code Section 721.15 and Section 230.06 of the Bellbrook Code of Ordinances and purchasing procedures, the following equipment is declared surplus, no longer needed for municipal purposes, and authorization is hereby granted to dispose of the property consistent with the provisions of Bellbrook Ordinances by means of an internet-based auction or if having no value may be discarded or salvaged by the City Manager:

ITEM-----	SERIAL NO.-----	PURCHASE PRICE
2000 Ford Econoline E450 Cutaway	1FDXE45F4YHA40384	\$83,630.00

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 24<sup>th</sup> day of February, 2025.

\_\_\_\_\_ Yeas; \_\_\_\_\_ Nays.

AUTHENTICATION:

\_\_\_\_\_  
Michael Schweller, Mayor

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

**File Attachments for Item:**

B. Resolution 2025-R-05 AUTHORIZING THE PURCHASE OF A SERVICE TRUCK AND ACCESSORIES FROM WHITE ALLEN CHEVROLET (Greenwood)

# RECORD OF RESOLUTIONS

Item B. Section 10, Item

Resolution No. 2025-R-05

February 24, 2025

## City of Bellbrook

### Resolution No. 2025-R-05

#### **AUTHORIZING THE PURCHASE OF A SERVICE TRUCK AND ACCESSORIES FROM WHITE ALLEN CHEVROLET**

WHEREAS, Council has determined providing high quality service to the infrastructure is of high importance and in the best interest of the City; and

WHEREAS, use of a service vehicle provides the ability to access, haul equipment and maintain areas in need of monitoring and maintenance for city personnel to upkeep the City's infrastructure; and

WHEREAS, a current service vehicle is in need of replacement due to rising maintenance and upkeep costs; and

WHEREAS, although formal competitive bidding is not required, staff has adequately received written quotes and has reviewed and selected the lowest and best quote for the purchase.

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

Section 1. The City Manager is authorized to take all actions necessary to purchase a 2025 Chevrolet Silverado pickup truck vehicle and accessories from White Allen Chevrolet at a cost not to exceed \$43,450.

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 24<sup>th</sup> day of February, 2025.

\_\_\_\_\_ Yeas; \_\_\_\_\_ Nays.

AUTHENTICATION:

\_\_\_\_\_  
Michael Schweller, Mayor

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

## Ryan Pasley

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**From:** Paul Stroud  
**Sent:** Thursday, January 30, 2025 12:35 PM  
**To:** Ryan Pasley  
**Subject:** Fwd: 2025 Chevrolet Silverado.  
**Attachments:** 1GCPKAEK2SZ168018\_CUSTOMER.pdf

Sent from my iPhone

Begin forwarded message:

**From:** Joseph Overholser <joverholser@whitecars.com>  
**Date:** January 30, 2025 at 12:05:46 PM EST  
**To:** Paul Stroud <P.Stroud@bellbrook.gov>  
**Subject:** 2025 Chevrolet Silverado.

Hello Paul,

My name is Joey with White Allen Chevrolet. Dan is going to be gone on vacation for a few weeks so i will be helping you with this truck. Attached you will be a truck like I will be getting for you let me know if this will work.

I will be able to have it delivered to you for a total of \$43,450. Please let me know if you would need any more information. Than you I look forward into helping you out.

Joey Overholser  
White Allen Chevrolet  
937-222-3701  
joverholser@whitecars.com

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### Dealer Information

**WHITE-ALLEN CHEVROLET**  
 442 N MAIN ST  
 DAYTON, OH 45405  
 Phone: 937-222-3701  
 Fax: 937-220-6318

1G0PKAEK2SZ168018

<b>Model Year:</b> 2025	<b>Event Code:</b> 5000-Delivered to Dealer
<b>Make:</b> Chevrolet	<b>Order #:</b> DVCZHS
<b>Model:</b> 1500 Silverado	<b>MSRP:</b> \$48,595.00
CK10543-4WD, Short Crew	
<b>PEG:</b> 1WT-Work Truck Preferred Equipment Group	<b>Order Type:</b> TRE-Retail Stock
<b>Primary Color:</b> GAZ-Summit White	<b>Stock #:</b> N/A
<b>Trim:</b> H2G-1WT-Vinyl, Jet Black, Interior Trim	<b>Inventory Status:</b> Available
<b>Engine:</b> L3B-Engine: TurboMax	
<b>Transmission:</b> MFC-8-Speed Automatic	

### Additional Vehicle Information

#### Vehicle Options

Chargeable Options	MSRP
1SZ-WT VALUE PACKAGE DISCOUNT & TURBOMAX ENGINE CREDIT	-\$1,850.00
CGN-Chevytec Spray-on Liner	\$545.00
G80-Auto Locking Differential, Rear	\$395.00
PEB-1WT Value Package	\$960.00
Q5U-Wheels: 17" Bright Silver Painted Aluminum	\$350.00
V46-Bumper, Front, Chrome	\$200.00
<b>No Cost Options</b>	
C5W-GVW Rating 7000 Lbs	
FE9-Federal Emissions	
GU6-Rear Axle: 3.42 Ratio	
L3B-Engine: TurboMax	
MFC-8-Speed Automatic	
<b>Other Options</b>	
1WT-Work Truck Preferred Equipment Group	AKO-Glass, Deep Tinted
AQQ-Keyless Remote Entry	AZ3-Seats: Front 40/20/40 Split-Bench, Full Feature
BG9-Floor Covering: Rubberized Vinyl, Black	C49-Defogger, Rear Window, Electric
DLF-Mirrors, O/S: Power, Heated	E63-Durabed
GAZ-Summit White	H2G-1WT-Vinyl, Jet Black, Interior Trim
IOR-Chevrolet Infotainment, 7" Color Screen	K34-Cruise Control
KW5-Alternator, 220 AMP	PCV-1WT Convenience 1 Package
QBN-Tires: 255/70 R17 All Season, Blackwall	QBR-Tire, Spare: 255/70 R17 All Season, Blackwall
QK1-Standard Tailgate	SAF-Spare Tire Lock
TQ5-Headlamps, Intellibeam	UE1-OnStar Communication System
UE4-Following Distance Indicator	UEU-Sensor, Forward Collision Alert
UHX-Lane Keep Assist/Departure Warning	UHY-Automatic Emergency Braking
UKJ-Sensor, Front Pedestrian Braking	UQF-Speaker System: Standard Sound System
V76-Recovery Hooks	VJH-Bumper, Rear, Chrome Step
Z82-Trailer Package	





# Purchase Agreement

Item B, Section 10, Item

Mark Barrow  
 Jeff Wyler Columbus Auto Mall  
 5885 Gender Road  
 Canal Winchester, OH 43110

Buyer	Co-Buyer	Vehicle
City Of Bellbrook Paul Stroud 29 NW St Bellbrook, OH 45305 D: (937) 848-8415 p.stroud@cityofbellbrook.org		2025 Chevrolet Silverado 1500 Work Truck (4x4 Crew Cab 5.75 ft. box 147.4 in. WB VIN: Stock #: Mileage: Color:

Purchase Details	
Retail Price:	\$46,945.00
Sales Price:	\$43,545.00
<b>Savings:</b>	<b>\$3,400.00</b>
Accessories:	\$0.00
Service Contract:	\$0.00
GAP:	\$0.00
Government Fees:	\$0.00
Proc/Doc Fees:	\$0.00
Total Taxes:	\$0.00
<b>Total Sales Price:</b>	<b>\$43,545.00</b>
Trade Allowance:	\$0.00
Trade Payoff:	\$0.00
Trade Equity:	\$0.00
Rebate:	\$0.00
Cash Down:	\$0.00
<b>Cash Price:</b>	<b>\$43,545.00</b>

X  
 \_\_\_\_\_  
 Customer Signature

X  
 \_\_\_\_\_  
 Manager Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

Disclaimer:

Printed 12/10/24 11:20 AM

All Payments and Terms are Subject to Lender Approval. Payments may include optional Component Replacement, Gap and Wyler Protection Package.



### Order Details - Stored Configuration <DZJX8R>



Customer Dealer

#### BAC Information

Contact Name	Mark Barrow
Contact Phone	5024170318
Stock No.	
DAN	MARK

#### Model/Order Information

Model Year	2025
Division	CHEVROLET
Distribution Entity	FLT Fleet
Order Type	FNR - Fleet Commercial
Allocation Group	CLDCRW
Model	CK10743 - 1500 Silverado: 4WD, Crew Cab
TPW	
Requested TPW	12/30/24
VIN	
Request ID	DZJX8R
MSRP w/DFC	\$46,945.00

#### Vehicle Specifications

PEG	1WT - Work Truck Preferred Equipment Group
Color	GAZ - Summit White
Trim	H2G - 1WT-Vinyl, Jet Black, Interior Trim
Engine	L3B - Engine: TurboMax
Transmission	MFC - 8-Speed Automatic
Emissions	FE9 - Federal Emissions
Ordered Options	

- |   |   |
|---|---|
| 1WT - Work Truck Preferred Equipment Group            | PED - Chevy Safety Assist                           |
| AQQ - Keyless Remote Entry                            | QBN - Tires: 255/70 R17 All Season, Blackwall       |
| AZ3 - Seats: Front 40/20/40 Split-Bench, Full Feature | QBR - Tire, Spare: 255/70 R17 All Season, Blackwall |
| BG9 - Floor Covering: Rubberized Vinyl, Black         | QK1 - Standard Tailgate                             |
| C5W - GVW Rating 7000 Lbs                             | RD5 - Wheels: 17" Steel - Painted Ultra Silver      |
| E63 - Durabed   | SAF - Spare Tire Lock                               |
| FE9 - Federal Emissions                               | TQ5 - Headlamps, IntelliBeam                        |
| GAZ - Summit White                                    | UE1 - OnStar Communication System                   |
| GU6 - Rear Axle: 3.42 Ratio                           | UE4 - Following Distance Indicator                  |
| H2G - 1WT-Vinyl, Jet Black, Interior Trim             | UEU - Sensor, Forward Collision Alert               |
| JOR - Chevrolet Infotainment, 7" Color Screen         | UHX - Lane Keep Assist/Departure Warning            |
| K34 - Cruise Control                                  | UHY - Automatic Emergency Braking                   |
| KWS - Alternator, 220 AMP                             | UKJ - Sensor, Front Pedestrian Braking              |
| L3B - Engine: TurboMax                                | UQF - Speaker System: Standard Sound System         |
| MFC - 8-Speed Automatic                               | V76 - Recovery Hooks                                |

#### Customer Information

Customer Type	Business
Business Name	City of Bellbrook

Email mark.barrow@jeffwyler.com  
 Daytime Phone 9378488415  
 Address 29 NW Street  
 City Bellbrook  
 Zip/Postal Code 45305  
 Province, State, or Territory OH  
 Country US

Fleet Information

Primary FAN 834385  
 End-User FAN  
 PO #

Total Records: 2

Global Filter

Event Code	Event Description	Effective Date	Timestamp	End Date	System	User ID
0500	Order Configuration Accept	12/10/24	12/10/24, 10:52:09.274 AM		NAOWB	mbarrow5885
0501	Order Configuration Added	12/10/24	12/10/24, 10:52:09.274 AM		NAOWB	mbarrow5885

Change History

Total Records: 0

Effective Date	Timestamp	Data Element	Before Value	After Value	User ID
No data found.					

Back

† North American Order Workbench is intended solely for business use by GM Dealers. Pricing shown is for illustration purposes only. Refer to GM Pricing.com for official GM Price schedules. GM pricing is subject to change by GM at anytime, without notice.

Version 5.4.4

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**DAVE KEHL CHEVROLET**  
**38 E SANDUSKY ST**  
**MECHANICSBURG OH 43044**  
**937-834-2454**

2.7 Turbo

NONE

As per Attached Specs

Cust#: 600

**RETAIL PURCHASE AGREEMENT**

Deal Number: **60259**

Purchaser's Name(s): **CITY OF BELLBROOK**

Date: **01/25/2025**

Address: **15 E FRANKLIN ST BELLBROOK OH 45305**

County:

Telephone (1): **937-848-8415**

Telephone (2):

DOB:

Email: **N/A**

D.L./State I.D.#

Issuing State: **OH**

Exp. Date:

The above information has been requested so that we may verify your identity. By signing below, you represent that you are at least 18 years of age and have authority to enter into this Agreement. The Odometer Reading for the Vehicle you are purchasing is accurate unless indicated otherwise. Please refer to the Feder Mileage Statement for full disclosure.

YEAR <b>2025</b>	MAKE <b>CHEVROLET</b>	MODEL <b>SILVERADO</b>	COLOR <b>WHITE</b>	STOCK NO.
VIN/SERIAL NO.		ODOMETER READING <input type="checkbox"/> Not Accurate	SALESPERSON	

THE VEHICLE IS:	PRIOR USE DISCLOSURE:			
<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> USED	<input type="checkbox"/> DEMONSTRATOR	<input type="checkbox"/> FACTORY OFFICIAL	<input type="checkbox"/> RENTAL
<input type="checkbox"/> OTHER N/A				

WARRANTY STATEMENT		CASH PRICE OF VEHICLE	43334.00
We are selling this Vehicle to you AS-IS and we expressly disclaim all warranties, express and implied, including any implied warranties of merchantability and fitness for a particular purpose, unless the box beside "Used Vehicle Limited Warranty Applies" is marked below or we enter into a service contract with you at the time of, or within 90 days of, the date of this transaction. Any warranties by a manufacturer or supplier other than our Dealership are theirs, not ours, and only such manufacturer or supplier shall be liable for performance under such warranties. We neither assume nor authorize any other person to assume for us any liability in connection with the sale of the Vehicle and the related goods and services.		N/A	N/A
		N/A	N/A
		N/A	N/A
		N/A	N/A
		N/A	N/A
<b>CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY)</b> The information you see on the window form for this Vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. <b>Traducción Española:</b> Guía para compradores de vehículos usados. La información que aparece en la ventanilla de este vehículo forma parte de este contrato. La información contenida en el formulario de la ventanilla anula cualquier provisión que establezca lo contrario y que aparezca en el contrato de venta.		PRICE	43334.00
<input type="checkbox"/> Used Vehicle Limited Warranty Applies: We are providing a Used Vehicle Limited Warranty in connection with this transaction. Any implied warranties apply for the duration of the Limited Warranty.		DOCUMENTATION FEE	235.00
		TOTAL PRICE	43569.00

TRADE-IN VEHICLE INFORMATION			
Year:	Make:	Model:	Color:
N/A	N/A	N/A	N/A
VIN/Serial No:	Odometer Reading:		
N/A	<input type="checkbox"/> Not Accurate N/A		
Trade-In Allowance:	Balance Owed & Lienholder:	**Negative Equity:	
N/A	N/A	N/A	
<b>**NEGATIVE EQUITY:</b> You are aware that the Balance Owed on your Trade-In/Lease Turn-In Vehicle exceeds the Trade-In Allowance from us and, as a result, you have requested that the Total Due be increased by the difference (known as the "Negative Equity" amount).			
X _____ X _____ N/A			

OTHER MATERIAL UNDERSTANDINGS AND INTEGRATED DOCUMENTS		N/A	N/A
<input type="checkbox"/> PLEASE SEE THE DELIVERY CONFIRMATION		N/A	N/A
<input type="checkbox"/> PLEASE SEE THE CONDITIONAL (SPOT) DELIVERY AGREEMENT-LIMITED RIGHT TO CANCEL		N/A	N/A
<input type="checkbox"/> PLEASE SEE THE REGISTRATION CONVENIENCE FEE DISCLOSURE		TOTAL DUE	43584.00
		LESS DEPOSIT/DOWN PAYMENT*	N/A
		LESS REBATE	N/A
		LESS NET TRADE DIFFERENCE	N/A
*The Deposit/Down Payment received from you is <u>not refundable</u> , except as set forth in this Retail Purchase Agreement. In the case of a Deposit, we will refrain from selling the Vehicle for _____ days.		LESS CASH DUE AT DELIVERY	N/A
X _____ X _____ N/A		AMOUNT TO BE FINANCED (See Paragraphs 11, 15, and 17)	43584.00

Waiver of Jury Trial: The Dealership and Purchaser knowingly, voluntarily and intentionally waive any right they may have to a trial by jury in any litigation based upon or arising out of this Agreement, any document related to this transaction, or any course of conduct, dealing, statements (whether oral or written), or any act of Dealership or Purchaser. This Agreement and any documents which are a part of this transaction or incorporated herein comprise the entire agreement between the parties and no other agreement has been made or will be recognized. I have read all of the terms and conditions of this Agreement and agree to them as if they were printed above my signature. I further acknowledge receipt a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

Purchaser: \_\_\_\_\_ Date: **01/25/2025**  
 Accepted by Authorized Dealership Representative: \_\_\_\_\_ Date: **01/25/2025**

**File Attachments for Item:**

C. Resolution 2028-R-06 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE BELLBROOK-SUGAR MAPLE FESTIVAL COMMITTEE, INC FOR THE 2025 SUGAR MAPLE FESTIVAL (Havens)

# RECORD OF RESOLUTIONS

Item C. Section 10, Item

Resolution No. 2025-R-06

February 24, 2025

## City of Bellbrook State of Ohio

### Resolution No. 2025-R-06

#### **AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE BELLBROOK-SUGAR MAPLE FESTIVAL COMMITTEE, INC FOR THE 2025 SUGAR MAPLE FESTIVAL**

WHEREAS, the Bellbrook Sugar Maple Festival is a community event with a long-standing tradition; and

WHEREAS, planning, operation, and management of the Festival requires significant resources which are not available within the City structure; and

WHEREAS, The Bellbrook Sugar Maple Festival Committee, Inc is a community-centered charitable non-profit organization organized specifically to operate and manage the Festival with a significant history of success and give-back to the community; and

WHEREAS, operation of the Festival requires use of public streets, alleys and certain parcels and facilities owned by the City of Bellbrook; and

WHEREAS, City Council has determined it is in the best interest of the City of Bellbrook to hold the Bellbrook Sugar Maple Festival annually and to enter into an agreement for its operation and management.

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

Section 1. The City Manager is hereby authorized to execute an Agreement with the Bellbrook Sugar Maple Festival Committee, Inc. for the operation and management of the 2025 Bellbrook Sugar Maple Festival as substantially set forth in Exhibit A.

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

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

PASSED BY City Council this 24<sup>th</sup> day of February, 2025.

\_\_\_\_\_ Yeas; \_\_\_\_\_ Nays.

# RECORD OF RESOLUTIONS

Item C. Section 10, Item

Resolution No. 2025-R-06

February 24, 2025

AUTHENTICATION:

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

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

## Resolution 2025-R-06 Exhibit A

### City of Bellbrook Sugar Maple Festival Operation and Management Agreement

This Agreement including any and all Exhibits and Attachments constitutes the agreement by and between the City of Bellbrook Ohio a municipal corporation (“City”) and The Bellbrook Sugar Maple Festival Committee, Inc (“Committee) regarding the operation and management of the Bellbrook Sugar Maple Festival (“Festival”)

#### **Recitals:**

WHEREAS, the Bellbrook Sugar Maple Festival is a community event with a long-standing tradition; and

WHEREAS, planning, operation, and management of the Festival requires significant resources which are not available within the City structure; and

WHEREAS, The Bellbrook Sugar Maple Festival Committee, Inc is a community-centered charitable non-profit organization organized specifically to operate and manage the Festival with a significant history of success and give-back to the community; and

WHEREAS, operation of the Festival requires use of public streets, alleys and certain parcels and facilities owned by the City of Bellbrook; and

WHEREAS, the City recognizes it is in the best interest of the City of Bellbrook to hold the Bellbrook Sugar Maple Festival annually to be operated and managed by the Committee.

Now, therefore, in consideration of the mutual covenants and conditions herein contained, the City and the Committee agree as follows:

1. Services to be Performed by the Committee: The Bellbrook Sugar Maple Festival Committee, Inc will assist in the planning for and provide the operation and management of the Festival as agreed to between the parties and within this Agreement to include, but not be limited to:
  - a. Create a security plan including alcohol sales/consumption and crowd control measures
  - b. Create an operation and management plan for the Festival including, but not limited to the following:
    - i. Event schedule and anticipated budget
    - ii. Marketing and Festival announcements and outreach
    - iii. Required permits, licenses, and agreements
    - iv. Anticipated vendors, supplies, services and performers
    - v. Final event layout
  - c. Make arrangements for and execute contracts and agreements for the agreed to services on behalf of the Festival including vendors, supplies, services, performers, etc.
  - d. Conduct pre and post event activities including event set-up and tear-down, of facility and Festival spaces.



- e. Provide volunteer staffing adequate for the agreed to operation and management of the planned events during the Festival.
2. Responsibilities of the City: The City of Bellbrook holds the Festival as a benefit to the residents and community, and under the authority as a Charter City and as Resolved by City Council authorizes the use of city resources, public right of way and public facilities during the event in the best interests of Bellbrook residents. As such, responsibilities of the City to provide the ability of the Committee to operate and manage the Festival include but are not limited to:
  - a. Hold the authority to and authorize use of public right of way, public facilities and city resources for the operation of the Festival.
  - b. Authorize the agreed to operation and management plan prepared by the Committee for the Festival
  - c. Designate all members of the Committee as volunteers to the City for the Festival
  - d. Hold liability and insurance coverage for the Festival and volunteers
3. Liability Insurance: The City agrees to bear all costs and responsibilities for the actions related to the Festival including its personnel and volunteers. In addition, the City agrees to obtain and maintain comprehensive liability insurance coverage for the Festival.
4. Allocation of Funds/Proceeds and Management Fee: The City agrees that any and all proceeds earned from sales, donations, sponsorships, and any other Festival related proceeds shall be received by and maintained by the Committee in exchange for the cost of the Festival operations and management. Both parties understand proceeds may surpass direct expenses and it is in the benefit and best interest of the city for the Committee, as a charitable community-centered non-profit organization, to use and allocate those funds to further the charitable mission of the Committee. The city withholds the right to monitor or audit any financial transaction related to the Festival as it deems appropriate.
  - a. Should the City have any direct costs associated with the Festival not covered or paid by the Committee's fund such as licensing, permits, fees, etc. the City may recoup said costs from the Festival Proceeds. This does not include the cost of resources, personnel, or use of public right of way or facilities.
  - b. Should the Festival be cancelled, interrupted, or otherwise fail to generate proceeds to cover the costs expended or obligated, it shall not be the City's responsibility to cover those costs.
5. Compliance With Licenses, Permits, and Certifications: The Committee represents and warrants that all members and volunteers associated with the Festival shall comply with federal, state, and local laws requiring any required licenses, permits, certificates, or actions necessary to perform the services under this Agreement.
6. Assignment and Delegation: The Committee shall not assign rights or delegate any duties or performance of services under this Agreement to any other individual, organization or entity.
7. Severability: This Agreement shall remain in effect in the event a section or provision is unenforceable or invalid. All remaining sections and provisions shall be deemed legally binding unless a court rules that any such provision or section is invalid or unenforceable, thus, limiting the effect of another provision or section. In such case, the affected provision or section shall be enforced as so limited.
8. Governing Law: This Agreement shall be governed under the laws in the State of Ohio.
9. Option to Terminate: The City and Committee shall not have the right to terminate this Agreement unless there is reasonable cause to believe and written notice of:

- a. A material breach of the other party
  - b. Any act exposing the other party to liability to others for personal injury or property damage
  - c. Any criminal act conducted by a group or individual in the performance of duties related to this Agreement for the Festival
10. Termination for Cause: If a party commits a material breach of this Agreement, then the non-breaching party may terminate this Agreement for cause, so long as the non-breaching party first provides breaching party with a written notice of the breach and breaching party fails to cure the breach within ten (10) business days of receipt of the notice or, if the breach by its nature cannot reasonably be cured within ten business days, then non-breaching party may terminate if the breaching party fails to begin to cure the breach within ten business days of receipt of the notice and works diligently thereafter to cure the breach. Such termination will be without prejudice to any other rights and remedies that may be available to the non-breaching party. In addition, it shall be deemed as Cause for termination by either party if any act exposing the other party to liability to others for personal injury or property damage.
11. Force Majeure: Neither party will be responsible for any delay or failure in performance resulting from strike, lockout, failure of power, fire, acts of God, terrorism, riots, insurrection, war or other similar reason beyond the reasonable control of such party (“Force Majeure Event”). When either party has knowledge of any Force Majeure Event that will delay or affect its performance, such party will immediately notify the other party. The time for performing any obligation may be extended for a period equivalent to the period of such Force Majeure Event at the sole discretion of the City.
12. Entire Agreement: This Agreement, along with any attachments or addendums, represents the entire agreement between the parties. Therefore, this Agreement supersedes any prior agreements, promises, conditions, or understandings between the City and the Committee.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

**CITY OF BELLBROOK, OHIO**

\_\_\_\_\_  
By:  
Its:

**THE BELLBROOK SUGAR MAPLE FESTIVAL COMMITTEE, INC**

\_\_\_\_\_  
By:  
Its:

**File Attachments for Item:**

A. Presentation of the City's Age-Friendly Community Action Plan



*Age-Friendly*   
**Bellbrook**

**Action Plan**

February 2025

## Bellbrook City Council

Mike Schweller, Mayor

Ernie Havens, Deputy Mayor

Forrest Greenwood, Council Member

Brady Harding, Council Member

T.J. Hoke, Council Member

Logan Ashley, Council Member

Katherine Cyphers, Council Member



## Introduction Letter

The population of the United States is rapidly aging. By 2030, one in every five people in the United States will be 65 years of age or older, and by 2035, the number of adults older than 65 will be greater than the number of children under 18. Baby Boomers, the second largest generation in history, are at or nearing retirement age. This number of adults at or over 65 will continue to grow increasingly faster over the next decade. With this substantial jump comes many challenges for communities. However, many opportunities arise as well.

Age-Friendly Bellbrook is a planning and implementation initiative designed to identify the needs of older adults and take the steps necessary to create the most livable community for all. Age-Friendly Bellbrook will not only improve the quality of life for its current residents but also welcome new citizens to experience the "Small Town Friendly" nature of the community.

Managing these challenges for an Age-Friendly Bellbrook will require an "out-of-the-box" approach. Two examples of the challenges faced in Bellbrook are accessibility/walkability and aging in place. The aging residents of Bellbrook are very active and desire the ability to move about downtown swiftly and safely. Also, unsurprisingly, the vast majority of aging residents wish to stay in their homes for as long as possible. The City of Bellbrook has begun setting the wheels in motion to address these challenges.

Improving the age-friendliness of our community is a major opportunity to improve the lives of our residents. While this project is primarily focused on aging adults, it is important to recognize this project will improve the quality of life for all ages.

Rob Schommer, City Manager

City of Bellbrook

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## Community Profile

The City of Bellbrook sits in southwest Ohio, about 10.7 miles southeast of Dayton. As a village, it was settled in 1816 and named after one of its founders, Stephen Bell, who played a significant role in developing what is now known as the "old village" district. The second part of the name stems from the many local waterways, including the Little Sugarcreek, Sugarcreek, and the Little Miami River. Bellbrook is unique in Ohio as one of only three out of 250 cities that do not impose a local income tax. The City's mission is to provide effective, courteous, and fiscally responsible municipal services that enhance the quality of life for all residents. With a significant portion of its population over 65, Bellbrook is proactively prioritizing age-friendly initiatives to meet the unique needs of this aging demographic, ensuring a secure and prepared future for everyone.

The City Council, consisting of a mayor and six at-large council members, acts as the legislative body and hires a City Manager to oversee daily operations. Bellbrook's Fire Department is known for its excellent fire and paramedic services, and the Police Department effectively keeps crime rates low through community patrols and public education. The Service Department manages the City's public works, including roadways and stormwater, and provides snow removal and street maintenance services.

Covering roughly three square miles, Bellbrook has a population of approximately 7,266 residents. About 1,171 individuals (or 16.1%) of this population are aged 65 and older. Among the 3,125 households in the area, 11% consist of older residents living alone. According to the U.S. Census Bureau, the number of adults over 65 is expected to surpass the number of children under 18 within the next decade. This demographic shift is a key factor for community planning, highlighting the need for efforts that foster age-friendliness and address the needs of the older adult population. Older adults in Bellbrook prioritize walkability, access to parks, and the ability to age in place. This information is essential for guiding the planning and policy process toward initiatives that older adult residents wish to see implemented. Regarding housing, approximately 25% of residents are renters, while 75% are homeowners. As of 2023, the median home value in Bellbrook was \$287,000.

Recognizing community demographics while working to improve age-friendliness is vital to ensure that plans are effective, efficient, and equitable so that every resident feels included and valued in our community. Bellbrook is often recognized as one of Ohio's most desirable cities for retirees, thanks to its rural, small-town atmosphere, high-quality government services, access to medical facilities, and close-knit community. Additionally, Bellbrook combines a quiet environment with an active lifestyle, providing opportunities for relaxation while offering a variety of engaging activities for residents of all ages.

Data Source: American Community Survey 5-year estimate

# Action Plan Introduction

## Age-Friendly Bellbrook

In Bellbrook, one in six residents is 65 years old or older. As the population ages and individuals remain healthy and active for longer, Bellbrook must adapt to these changes. Creating an age-friendly Bellbrook can foster happier and healthier residents of all ages.

The American Association of Retired Persons (AARP) Network of Age-Friendly States and Communities includes over 300 towns, cities, counties, and states across the United States dedicated to becoming more age-friendly. Membership in this Network signifies that a community's elected leaders are committed to creating a welcoming environment for people of all ages.

In 2020, Bellbrook joined the Network and was recognized by the AARP for its commitment to developing comprehensive, age-friendly policies. The City's AARP Livability Index score is 58, placing it in the top half of communities in the United States. This score reflects an aggregate of various livability categories, including health, housing, and other factors that influence a community's overall livability. These individual scores are as follows:

	<b>Bellbrook</b>	<b>2024 Median U.S. City</b>
<b>Overall Score</b>	58	50
<b>Housing</b>	43	56
<b>Neighborhood</b>	52	36
<b>Transportation</b>	61	44
<b>Environment</b>	72	59
<b>Health</b>	58	43
<b>Engagement</b>	52	47
<b>Opportunity</b>	69	52

Source: AARP Livability Index data

Bellbrook has several strong features that support age-friendliness, but there is room for improvement and innovation. This effort is called Age-Friendly Bellbrook. The initiative is structured around the Eight Domains of Livability, a framework developed by the World Health Organization and AARP to help communities assess and enhance their age-friendly initiatives.

The City Manager and the Community Development Administrator will take primary responsibility for the administration and oversight of the action plan. They will operate under the guidance of the City Council and in collaboration with relevant City departments and local community organizations. They will also take into account feedback and opinions of older residents, caretakers, and others affected by this plan, as this information is essential in ensuring the City acts in their best interest.



## Mission & Vision

The City of Bellbrook's *mission* is to create an inclusive atmosphere and supportive environment where all community members can lead fulfilling and enriching lives. We aim to enable individuals of all ages to actively participate in daily life.

Our *vision* is for Bellbrook to be a welcoming and accessible community where residents of all ages feel valued, included, and empowered to live life to the fullest.

Through the Age-Friendly Bellbrook initiative, we prioritize the needs of our older adult residents by focusing on the eight domains of livability. Age-Friendly Bellbrook is a community-driven effort that relies on feedback and collaboration with older residents and community organizations. In this iteration of the Action Plan, our focus is on enabling seniors to age in place, improving walkability and connectivity, and expanding opportunities for participation in a variety of programs.

Bellbrook is committed to continuous improvement. We regularly analyze our strengths and identify areas for enhancement to foster a more age-friendly environment. The Age-Friendly Action Plan is a "living document" that will be updated and adapted as conditions change.

## Values

The City takes pride in its community and values open and transparent communication, integrity and trust, fiscal responsibility, civic engagement and participation, adaptability, and a community-centered outlook. These values direct our work in making Bellbrook a more accessible and livable community for older residents.

## Community Assessment

To gather crucial information regarding how to direct Bellbrook's age-friendly efforts, City staff solicited feedback from the older adult population of Bellbrook. These residents were engaged through both online and paper surveys and focus groups. Public participation was open for two months, and City staff facilitated two focus groups. During these sessions, staff reviewed the survey questions and encouraged attendees to engage in open discussions about the needs and wants of the older adult community. More than one hundred Bellbrook residents participated in the survey and focus groups. The survey questions were developed around the AARP's Eight Domains of Livability.

Following our public engagement efforts, City staff identified key concerns among aging residents: housing affordability and the ability to age in place, walkability (highlighting sidewalk safety and lighting issues), and the demand for a variety of activities tailored to older residents. This feedback will guide our specific age-friendly initiatives, ensuring they resonate with and address the community's needs.

## Key Findings

The findings from these information-gathering efforts indicate that housing, walkability, and activities are the community's most significant issues. More information on these findings can be found in Age-Friendly Bellbrook's Findings Report, linked to in the Supporting Documents section of this document.

### Housing Concerns

- There is a shortage of affordable housing options for lower- and middle-income older residents.
- The ability to age in place is overwhelmingly important.
- 91% of older residents indicated that remaining in Bellbrook is very important to them.
  - Extrapolating on this, 91% of older residents expressed that being able to age within their own homes is crucial.

### Walkability

- 60% of older residents reported that sidewalks are often uneven and unsafe.
- 50% stated that there are limited sidewalks in their neighborhoods.
- 54% of respondents felt that streets and walkways need better lighting.

### Programming and Entertainment

- 63% of respondents expressed a desire for more access to programs and activities specifically tailored to older residents.
- 72% wanted a greater variety of activities.
- 81% desired more fitness-related options.

## Action Plan Details

### The Eight Domains of Livability

Based on input from the community and the Bellbrook City Council, several projects to enhance age-friendly improvements and activities are fully planned or in the planning stages. An ongoing assessment of our progress will help ensure that Bellbrook is prepared to support the aging community.

Each action item will result in key outputs, including policies, services, programs, or collaborations with other organizations. The overarching outcomes of these efforts are to enhance Bellbrook's age-friendliness and foster a supportive environment for all residents, and the long-term impact is the improved well-being of residents of all ages.

Staff is also working to align Bellbrook's Age-Friendly Action Plan with the Comprehensive Plan with the intent to enhance support and create efficiencies in the actions undertaken by City staff. The alignment is anticipated to encompass, at least in part, all eight livability domains.

### **Outdoor Spaces and Buildings (OSB)**

Individuals of all ages benefit from outdoor spaces and buildings that are safe, accessible, and thoughtfully designed. Key features that enhance the inclusivity of the environment include green spaces, public amenities and facilities, and walkability. Based on the findings from our public engagements, Bellbrook residents value walkability. Sixty percent of survey respondents stated that Bellbrook has uneven or unsafe sidewalks. This issue is salient in Bellbrook's downtown area and several residential neighborhoods. Some sidewalks downtown are quite narrow and directly adjacent to the street. Also, all residential neighborhoods constructed before 1970 were built without sidewalks, making walkability difficult. To comply with ADA requirements, some sidewalks must be widened, and ramps and tread mats must be added. The City has taken steps to address these issues in a Downtown Revitalization Project scheduled for the summer of 2023. Age-Friendly Bellbrook aims to create a physical setting that supports older residents, particularly downtown, where activities such as shopping, exercise, worship, and business occur.

Vision: We envision Bellbrook as a community where residents of all ages enjoy safe and convenient access to natural and built environments, including parks and public facilities.

- Goal 1: Improve accessibility to City amenities and locations
  - Action Item 1: Continuation of implementation of downtown streetscape projects
  - Action Item 2: Assess sidewalk lighting to ensure adequate visibility for pedestrians and bicyclists
- Goal 2: Implement policies and zoning code changes that promote age-friendliness
  - Action Item 3: Investigate the applicability of universal design, Complete Streets, mixed-use developments, and other best practice options

### **Transportation (T)**

While driving is the primary mode of transportation across the nation, alternative ways to navigate the community include walking, biking, carpooling, and public transit. To ensure pedestrian safety, it is crucial to have safe sidewalks and easily crossable streets. Public transportation options can vary from large to small-scale services. Dedicated bike lanes promote exercise and provide an environmentally friendly travel option. Age-Friendly Bellbrook will prioritize safer pedestrian transportation methods and education on alternative transportation options.

**Vision:** We envision Bellbrook as a community where residents of all ages can access an array of reliable and safe transportation options.

- Goal 1: Promote walking as a viable transportation option
  - Action Item 1: Research and adopt applicable policies to improve walkability and downtown access
- Goal 2: Offer information on a range of transportation options, focusing on individuals with mobility limitations and disabilities
  - Action Plan Item 2: Identify transportation options and develop a guideline document for older residents on these alternatives
  - Action Item 3: Collaborate with community organizations to promote transportation options that more effectively accommodate individuals of all ability levels

### **Housing (H)**

Research indicates that most older residents prefer to remain in their homes and communities for as long as possible as they age; in fact, 91% of respondents to the Age-Friendly Survey responded that staying in Bellbrook is very important to them. This is achievable if homes are designed or modified for aging in place or if the community offers housing options suitable for various income levels and life stages. Age-Friendly Bellbrook is committed to facilitating the ability to age in place.

**Vision:** We envision Bellbrook as a community that provides diverse housing options to suit the needs of older residents and their families.

- Goal 1: Adopt age-friendly housing policies and zoning code changes to promote aging in place
  - Action Item 1: Draft and implement a text amendment to the Bellbrook Zoning Code permitting Accessory Dwelling Units (ADUs)
  - Action Item 2: Research zoning code updates that promote aging in place
- Goal 2: Improve means by which homeowners can improve their properties
  - Action Item 3: Expand the Bellbrook Community Reinvestment Area maps and terms to encourage needed property improvements
  - Action Item 4: Research options and volunteer organizations that assist older residents with property maintenance activities

### **Social Participation (SP)**

Engaging in social activities—such as clubs, events, programs, and other gatherings—is essential for maintaining connections with friends, family, and the community. From the Age-Friendly Survey, 63% of respondents desired more access to programs and activities specifically tailored to older residents with a focus on variety and fitness-related options.

The Bellbrook Senior Center and the Bellbrook-Sugarcreek Park District offer a variety of activities and groups. Age-Friendly Bellbrook will promote and support local organizations that provide programming for older residents.

Vision: We envision Bellbrook as a community that provides a diverse range of affordable and accessible social and recreational opportunities, ensuring that older residents feel welcomed and encouraged to participate actively.

- Goal 1: Engage with community organizations that offer social participation opportunities for older residents and see where the City can participate or assist where feasible
  - Action Item 1: Promote the work of community organizations that offer age-friendly programs and activities
  - Action Item 2: Investigate creating gatherings to help combat loneliness

### **Respect and Social Inclusion (RSI)**

Everyone deserves to feel valued, included, and important within their community. Multigenerational activities offer opportunities for young and older individuals to learn from each other. Age-Friendly Bellbrook is dedicated to fostering an atmosphere of appreciation and inclusivity for all residents, recognizing the valuable contributions that older residents make to the community.

Vision: We envision Bellbrook as a community that emphasizes the voices of its older residents, ensuring they feel heard, valued for their contributions, and actively included in community life.

- Goal 1: Engage with community organizations that offer programs to address respect and social inclusion
  - Action Item 1: Collaborate with local organizations to understand the types of programs and services available for older residents and promote them
- Goal 2: Improve community relationships with older adults
  - Action Item 2: Train Administrative staff on knowledge and skills when interacting with people living with dementia

### **Work and Civic Participation (WCP)**

An age-friendly community encourages older adults to engage actively in community life, providing opportunities for work and volunteering. While many older adults are retired, the ability to work, volunteer, or participate in other ways is an appealing way to stay engaged with the community and an enjoyable use of one's time. Age-Friendly Bellbrook is committed to inviting older adults to participate in the City's initiatives.

Vision: We envision Bellbrook as a community where senior residents have diverse opportunities to engage in meaningful and fulfilling work and volunteer activities.

- Goal 1: Ensure older adults can easily engage with the community
  - Action Item 1: Raise awareness of education, volunteer, and work options offered by local organizations (colleges, faith-based organizations, etc.)
  - Action Item 2: Promote openings/vacancies on City Boards and Commissions

### **Communication and Information (CI)**

Effective communication and access to information are vital for staying connected and informed. The City employs various methods to distribute information and public announcements, including social media, a mass-calling and email system, newsletters, and bulletin boards at key locations such as the public library, post office, and local shops. Additionally, residents have access to public computers at the Winters Library. The Findings Report shows that the majority of respondents utilize computers and smart devices and access the internet to obtain information. Age-Friendly Bellbrook will enhance its communication and information efforts to ensure they are relevant, timely, responsive, and clear.

Vision: We envision Bellbrook as a community that fosters effective communication of relevant and timely information through methods that engage and accommodate members of all ages.

- Goal 1: Ensure effective communication through the City's available communication channels and improve where necessary
  - Action Item 1: Incorporate age-friendly information in the Bellbrook newsletter
  - Action Item 2: Provide comprehensive information on the City's website regarding local services (utilities, transportation, health, etc.)
  - Action Item 3: Updating Bellbrook's phone and email database with current information for Hyper-Reach and email communications

### **Health Services and Community Supports (HSCS)**

Good health and well-being are essential for quality of life. The community offers a wide range of healthcare facilities, including a large hospital, a clinic for the uninsured and underinsured, several medical centers, and various healthcare practitioners. Most respondents to the Age-Friendly survey reported that they have access to medical offices and healthcare professionals. Age-Friendly Bellbrook will work to raise awareness of these options to ensure that residents are informed about how to maintain their health throughout their lives.

**Vision:** We envision Bellbrook as a community where older residents have seamless access to comprehensive community and health services that effectively address their needs.

- Goal 1: Promote available community resources
  - Action Item 1: Publicize the availability of local health services and community support groups
- Goal 2: Support families and caregivers of older adults
  - Action Item 2: Investigate opportunities to help and support caregivers of older residents
  - Action Item 3: Research the Village Movement and other community-based support groups for applicability in Bellbrook

## Appendix

**OSB** – Outdoor Spaces and Buildings

**RSI** – Respect and Social Inclusion

**T** – Transportation

**WCP** – Work and Civic Participation

**H** – Housing

**CI** – Communication and Information

**SP** – Social Participation

**HSCS** – Health Services and Community Supports

Goal	Action Item	Involved Entities	Timeline	Metrics
<b>OSB Goal 1</b> Improve accessibility to City amenities and locations	<b>OSB Action Item 1</b> Continuation of implementation of downtown streetscape projects	City of Bellbrook Greene County ODOT	Ongoing (multi-phase)	Completion of downtown streetscape projects as outlined in the Downtown Streetscape Master Plan
	<b>OSB Action Item 2</b> Assess sidewalk lighting to ensure adequate visibility for pedestrians and bicyclists	City of Bellbrook	Ongoing (beginning 2025)	Compilation of findings and development of a plan to address any issues
<b>OSB Goal 2</b> Implement policies and zoning code changes that promote age-friendliness	<b>OSB Action Item 3</b> Investigate the applicability of universal design, Complete Streets, mixed-use developments, and other best-practice options	City of Bellbrook	2025	Showing applicability where feasible and appropriate and presenting it to the City Planning Board and City Council for recommendation
<b>T Goal 1</b> Promote walking as a viable transportation option	<b>T Action Item 1</b> Research and adopt applicable policies to improve walkability and downtown access	City of Bellbrook	2026-2029	Implementation of applicable policies
<b>T Goal 2</b> Offer information on a range of transportation options, focusing on	<b>T Action Item 2</b> Identify transportation options and develop a guideline document for older residents on these alternatives	City of Bellbrook	2025	Development of a guideline document

individuals with mobility limitations and disabilities	<b>T Action Item 3</b> Collaborate with community organizations to promote transportation options that more effectively accommodate individuals of all ability levels	City of Bellbrook Greene County Council on Aging Greene CATS	Ongoing (beginning 2025)	Information on transportation options on the City's website, social media, newsletter, and through other communication tools
<b>H Goal 1</b> Adopt age-friendly housing policies and zoning code changes to promote aging in place	<b>H Action Item 1</b> Draft and implement a text amendment to the Bellbrook Zoning Code permitting Accessory Dwelling Units (ADUs)	City of Bellbrook	2024	Adoption of the updated code
	<b>H Action Item 2</b> Research zoning code updates that promote aging in place	City of Bellbrook	2025	Compilation of findings and recommendation of applicable policies to the Planning Board and City Council
<b>H Goal 2</b> Improve means by which homeowners can improve their properties	<b>H Action Item 3</b> Expand the Bellbrook Community Reinvestment Area maps and terms to encourage needed property improvements	City of Bellbrook	2025	Adoption by the City Council of the updated CRA
	<b>H Action Item 4</b> Research options and volunteer organizations that assist older residents with property maintenance activities	City of Bellbrook	2025-2026	Presentation of information through the City's means of communication
<b>SP Goal 1</b> Engage with community organizations that offer social participation opportunities for older residents and see where the City can participate or assist where feasible	<b>SP Action Item 1</b> Promote the work of community organizations that offer age-friendly programs and activities	City of Bellbrook Greene County Council on Aging Bellbrook Sugar Creek Park District	2025	Information about these organizations and programs on the City's website, social media, newsletter, and through other communication tools
	<b>SP Action Item 2</b> Investigate creating gatherings to help combat loneliness	City of Bellbrook Winters-Bellbrook Community Library Greene County Council on Aging Bellbrook Sugar Creek Park District	2026	Compilations of findings and presentation to City leadership for next steps
<b>RSI Goal 1</b> Engage with community organizations that offer programs to	<b>RSI Action Item 1</b> Collaborate with local organizations to understand the types of programs and services available for older residents and promote them	City of Bellbrook Greene County Council on Aging	Ongoing (beginning 2026)	Information about these organizations and programs on the City's website, social media, newsletter, and through other communication tools



address respect and social inclusion		Bellbrook Sugarcreek Park District		Compilations of findings and presentation to City leadership for next steps
<b>RSI Goal 2</b> Improve community relationships with older adults	<b>RSI Action Item 2</b> Train Administrative staff on knowledge and skills when interacting with people living with dementia	City of Bellbrook	2026	Training program created and implemented
<b>WCP Goal 1</b> Ensure older adults can easily engage with the community	<b>WCP Action Item 1</b> Raise awareness of education, volunteer, and work options offered by local organizations (colleges, faith-based organizations, etc.)	City of Bellbrook Area organizations (businesses, non-profits, etc.)	2026	Information about these options available through the City's communication channels
	<b>WCP Action Item 2</b> Promote openings/vacancies on City Boards and Commissions	City of Bellbrook	Ongoing (beginning 2025)	Information about these vacancies through the City's communication channels, as well as direct outreach to potentially interested individuals
<b>CI Goal 1</b> Ensure effective communication through the City's available communication channels and improve where necessary	<b>CI Action Item 1</b> Incorporate age-friendly information in the Bellbrook newsletter	City of Bellbrook	Ongoing (beginning 2025)	Age-friendly information published in the Bellbrook newsletter
	<b>CI Action Item 2</b> Provide comprehensive information on the City's website regarding local services (utilities, transportation, health, etc.)	City of Bellbrook Bellbrook-Sugarcreek Community Resource Center	Ongoing (beginning 2025)	Information available on the City's website
	<b>CI Action Item 3</b> Updating Bellbrook's phone and email database with current information for Hyper-Reach and email communications	City of Bellbrook Greene County	Ongoing (beginning 2025)	Internal database with valid contact information
<b>HSCS Goal 1</b> Promote available community resources	<b>HSCS Action Item 1</b> Publicize the availability of local health services and community support groups	City of Bellbrook Open Arms Health Clinic Bellbrook-Sugarcreek Community Resource Center	Ongoing (beginning 2025)	Information about these organizations through the City's communication channels
<b>HSCS Goal 2</b> Support families and caregivers of older adults	<b>HSCS Action Item 2</b> Investigate opportunities to help and support caregivers of older residents	City of Bellbrook Greene County Council on Aging Ohio Department of Aging	2026	Presentation of options to City leadership
	<b>HSCS Action Item 3</b>	City of Bellbrook	2026	Presentation of applicability to City leadership

	Research the Village Movement and other community-based support groups for applicability in Bellbrook			
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## Additional Resources

- Greene County Council on Aging
  - 937-376-5486
  - [www.gcco.org](http://www.gcco.org)
- Bellbrook Sugarcreek Senior Center (through the Bellbrook-Sugarcreek Park District)
  - 937-848-3535
  - [www.bellbrooksugarcreekparks.org](http://www.bellbrooksugarcreekparks.org)
- Bellbrook-Sugarcreek Community Support Center
  - 937-848-3810
  - [www.bscsc.org](http://www.bscsc.org)
- Ohio Department of Aging
  - 1-800-266-4346
  - [www.aging.ohio.gov](http://www.aging.ohio.gov)

## Supporting Documents

- Age-Friendly Bellbrook [Findings Report 2023](#)
- Age-Friendly Bellbrook Survey [Results](#) (begins on page 9)
- City of Bellbrook's [Downtown Streetscape Master Plan](#)
- The City of Bellbrook's Resolution 2020-E: A Resolution to Seek Membership in the AARP Network of Age-Friendly Communities

**RECORD OF RESOLUTIONS**

Resolution No. 2020-E February 24, 2020

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**City of Bellbrook**

**Resolution No. 2020-E**

**A Resolution to Seek Membership in the AARP Network of Age-Friendly Communities.**

WHEREAS, the health and safety of residents of all ages is of highest concern to the citizens of Bellbrook; and

WHEREAS, as the U.S. population ages and people stay healthy and active longer, communities must adapt; and

WHEREAS, planning processes including community revitalization and economic development plans should include the needs of all people regardless of age, income, physical ability, race, and other factors of older adults; and

WHEREAS, community decisions on land-use, housing and transportation should be consistent with the comprehensive plan that has been developed with public input; and

WHEREAS, members of the AARP Network of Age-Friendly Communities become part of a global network of communities that are committed to giving their older residents the opportunity to live rewarding, productive and safe lives; and

WHEREAS, membership in the Network of Age-Friendly Communities includes access to financial assistance and technical expertise; and

NOW, THEREFORE, BE IT RESOLVED

**Now, Therefore, the City of Bellbrook Hereby Resolves:**

Section 1. That in order to ensure The City of Bellbrook is a well-designed, livable community that promotes health and sustained economic growth for residents of all ages, the City of Bellbrook supports the planning process and requests participation in the Network of Age-Friendly Communities.

Section 2. That this resolution shall take effect and be in force forthwith.

  
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 Michael W. Schweller, Mayor

  
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 Pamela Timmons, Clerk of Council

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*Thank you to our partners in age-friendliness!*

