



## **CITY COUNCIL REGULAR MEETING AGENDA** **Monday, May 12, 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**
- 5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST**
  - A. Noah Stuby of Greene County Public Health to provide update on BOH
- 6. CITIZEN COMMENTS**
- 7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS**
- 8. PUBLIC HEARING OF PROPOSED ORDINANCES**
  - A. Ordinance 2025-O-06 EXPRESSING THE CITY'S INTENT TO NEGOTIATE JOINTLY WITH OTHER CITIES IN THE REGION ON A ONE PRICE SCHEDULE UNDER WHICH ELECTRIC LIGHT SERVICES SHALL BE FURNISHED TO THE RESIDENTS OF THE CITY FOR THE PURPOSE OF STREET LIGHTING (Havens)
  - B. Ordinance 2025-O-08 AN ORDINANCE TO PROCEED TO LEVY AN ADDITIONAL TAX IN EXCESS OF THE TEN-MILL LIMITATION, PURSUANT TO OHIO REVISED CODE SECTION 5705.19 AND SUBSECTION 5705.19(JJ), AS AMENDED, FOR ALL PURPOSES DESCRIBED IN SUBSECTIONS 5705.19(I) AND (J) OF THE OHIO REVISED CODE, WHICH LEVY SHALL BE TWO AND TWO TENTHS (2.2) MILLS AND SHALL RUN FOR A CONTINUING PERIOD OF TIME PURSUANT TO OHIO REVISED CODE SECTION 5705.19, AND DECLARING THAT THE QUESTION OF THE ADDITIONAL TAX LEVY BE SUBMITTED TO THE ELECTORS AT THE ELECTION TO BE HELD NOVEMBER 4, 2025. (Ashley)
- 9. INTRODUCTIONS OF ORDINANCES**
- 10. ADOPTION OF RESOLUTIONS**
  - A. Resolution 2025-R-11 AUTHORIZING THE CITY MANAGER TO ASSIST THE BELLBROOK-SUGARCREEK LOCAL SCHOOL DISTRICT IN PREPARING A PLAN FOR REDEVELOPMENT OF 51 S. EAST STREET THROUGH AVAILABLE MUNICIPAL AND ECONOMIC DEVELOPMENT PROCESSES INCLUDING THE COMMUNITY IMPROVEMENT CORPORATION (Harding)
- 11. OLD BUSINESS**
- 12. NEW BUSINESS**
- 13. CITY MANAGER'S REPORT**
- 14. COMMITTEE REPORTS**
  - A. Safety Committee
  - B. Service Committee
  - C. Finance/Audit Committee
  - D. Community Affairs Committee
- 15. CITY OFFICIAL COMMENTS**
- 16. EXECUTIVE SESSION**
- 17. ADJOURNMENT**

**File Attachments for Item:**

A. Ordinance 2025-O-06 EXPRESSING THE CITY'S INTENT TO NEGOTIATE JOINTLY WITH OTHER CITIES IN THE REGION ON A ONE PRICE SCHEDULE UNDER WHICH ELECTRIC LIGHT SERVICES SHALL BE FURNISHED TO THE RESIDENTS OF THE CITY FOR THE PURPOSE OF STREET LIGHTING (Havens)

# NOTICE OF PUBLIC HEARING



## City Council Public Hearing

**Monday May 12, 2025 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.2025-O-06**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No2025-O-06

**Ordinance 2025-O-06 EXPRESSING THE CITY'S INTENT TO NEGOTIATE JOINTLY WITH  
OTHER CITIES IN THE REGION ON A ONE PRICE SCHEDULE UNDER WHICH ELECTRIC LIGHT  
SERVICES SHALL BE FURNISHED TO THE RESIDENTS OF THE CITY FOR THE PURPOSE OF  
STREET LIGHTING**

Monday May 12, 2025 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@cityofbellbrook.org. A copy of the Ordinance is attached.

**Agenda and additional meeting information available at [www.cityofbellbrook.org](http://www.cityofbellbrook.org)**

Posted 4/13/2022

# RECORD OF ORDINANCES

Item A. Section 8, Item

Ordinance No. 2022-O-06

May 9, 2025

## City of Bellbrook State of Ohio

### Ordinance No. 2025-O-06

#### **EXPRESSING THE CITY’S INTENT TO NEGOTIATE JOINTLY WITH OTHER CITIES IN THE REGION ON A ONE PRICE SCHEDULE UNDER WHICH ELECTRIC LIGHT SERVICES SHALL BE FURNISHED TO THE RESIDENTS OF THE CITY FOR THE PURPOSE OF STREET LIGHTING**

WHEREAS the City is currently under contract with Miami Valley Lighting, LLC (“MVL”) and DPL Energy Resources, Inc. (aka “AES Ohio”) for the provision of street lighting; and

WHEREAS, the current contract expires on December 31, 2025; and

WHEREAS, Ohio Revised Code Section 74.28(B) allows two or more municipal corporations to negotiate one price schedule under which an electric light company shall furnish its services to the residents of the municipal corporations; and

WHEREAS, the City Council has determined that it would be in the best interests of the City to negotiate jointly with other cities in the region on one price schedule for the provision of electric light services to the residents of the City for the purpose of street lighting; and

WHEREAS, the City is authorized as a charter municipality to exercise all powers of local self-government.

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

Section 1. Pursuant to Ohio Revised Code Section 743.28(B), the City of Bellbrook, Ohio hereby expresses its intent to negotiate and authorize the City Manager to participate as a member of the negotiation committee jointly with other cities in the region on one price schedule under which electric light services shall be furnished to the residents of the City for the purpose of street lighting.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED BY City Council this 9th day of May, 2025.

\_\_\_ Yeas;    \_\_\_ Nays.

# RECORD OF ORDINANCES

Item A. Section 8, Item

Ordinance No. 2022-O-06

May 9, 2025

## AUTHENTICATION:

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

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

## APPROVED AS TO FORM:

Stephen McHugh, Municipal Attorney

**File Attachments for Item:**

B. Ordinance 2025-O-08 AN ORDINANCE TO PROCEED TO LEVY AN ADDITIONAL TAX IN EXCESS OF THE TEN-MILL LIMITATION, PURSUANT TO OHIO REVISED CODE SECTION 5705.19 AND SUBSECTION 5705.19(JJ), AS AMENDED, FOR ALL PURPOSES DESCRIBED IN SUBSECTIONS 5705.19(I) AND (J) OF THE OHIO REVISED CODE, WHICH LEVY SHALL BE TWO AND TWO TENTHS (2.2) MILLS AND SHALL RUN FOR A CONTINUING PERIOD OF TIME PURSUANT TO OHIO REVISED CODE SECTION 5705.19, AND DECLARING THAT THE QUESTION OF THE ADDITIONAL TAX LEVY BE SUBMITTED TO THE ELECTORS AT THE ELECTION TO BE HELD NOVEMBER 4, 2025. (Ashley)

# NOTICE OF PUBLIC HEARING



## City Council Public Hearing

**Monday May 12, 2025 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.2025-O-08**

A Public Hearing will be held by Bellbrook City Council, regarding Ordinance No2025-O-08

**Ordinance 2025-O-08 AN ORDINANCE TO PROCEED TO LEVY AN ADDITIONAL TAX IN EXCESS OF THE TEN-MILL LIMITATION, PURSUANT TO OHIO REVISED CODE SECTION 5705.19 AND SUBSECTION 5705.19(JJ), AS AMENDED, FOR ALL PURPOSES DESCRIBED IN SUBSECTIONS 5705.19(I) AND (J) OF THE OHIO REVISED CODE, WHICH LEVY SHALL BE TWO AND TWO TENTHS (2.2) MILLS AND SHALL RUN FOR A CONTINUING PERIOD OF TIME PURSUANT TO OHIO REVISED CODE SECTION 5705.19, AND DECLARING THAT THE QUESTION OF THE ADDITIONAL TAX LEVY BE SUBMITTED TO THE ELECTORS AT THE ELECTION TO BE HELD NOVEMBER 4, 2025.**

Monday May 12, 2025 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@cityofbellbrook.org](mailto:clerk@cityofbellbrook.org). A copy of the Ordinance is attached.

**Agenda and additional meeting information available at [www.cityofbellbrook.org](http://www.cityofbellbrook.org)**

Posted 4/28/2025

# RECORD OF ORDINANCES

Item B. Section 8, Item

Ordinance No. 2025-O-08

May 12, 2025

## City of Bellbrook State of Ohio

### Ordinance No. 2025-O-08

**AN ORDINANCE TO PROCEED TO LEVY AN ADDITIONAL TAX IN EXCESS OF THE TEN-MILL LIMITATION, PURSUANT TO OHIO REVISED CODE SECTION 5705.19 AND SUBSECTION 5705.19(JJ), AS AMENDED, FOR ALL PURPOSES DESCRIBED IN SUBSECTIONS 5705.19(I) AND (J) OF THE OHIO REVISED CODE, WHICH LEVY SHALL BE TWO AND TWO TENTHS (2.2) MILLS AND SHALL RUN FOR A CONTINUING PERIOD OF TIME PURSUANT TO OHIO REVISED CODE SECTION 5705.19, AND DECLARING THAT THE QUESTION OF THE ADDITIONAL TAX LEVY BE SUBMITTED TO THE ELECTORS AT THE ELECTION TO BE HELD NOVEMBER 4, 2025.**

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 additional funding, pursuant to Ohio Revised Code Section 5705.19(JJ), for the purpose of providing and maintaining fire apparatus, mechanical resuscitators, underwater rescue and recovery equipment, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, emergency medical service, administrative, or communications personnel to operate the same, including the payment of any employer contributions required for such personnel under section 145.48 or 742.34 of the Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of related costs, and/or for providing and maintaining motor vehicles, communications, other equipment, buildings, and sites for such buildings used directly in the operation of the police department, for the payment of salaries of permanent or part-time police, communications, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel pursuant to section 145.48 or 742.33 of the Revised Code, for the provision of ambulance or emergency medical services operated by a police department, or for the payment of other related costs, upon the entire territory of the City of Bellbrook, at a rate not exceeding Two and Two Tenths (2.2) Mills for each \$1 of taxable value, which amounts to \$77.00 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 additional funding in the form of a tax levy, pursuant to Ohio Revised Code Section 5705.19(JJ), for the purposes described in Ohio Revised Code Section 5705.19(I) and (J); 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:**



# RECORD OF ORDINANCES

Item B. Section 8, Item

Ordinance No. 2025-O-08

May 12, 2025

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(JJ), as amended, it is necessary to levy an additional tax in excess of the ten-mill limitation, for the purpose of providing and maintaining fire apparatus, mechanical resuscitators, underwater rescue and recovery equipment, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, emergency medical service, administrative, or communications personnel to operate the same, including the payment of any employer contributions required for such personnel under section 145.48 or 742.34 of the Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of related costs, and/or for providing and maintaining motor vehicles, communications, other equipment, buildings, and sites for such buildings used directly in the operation of the police department, for the payment of salaries of permanent or part-time police, communications, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel pursuant to section 145.48 or 742.33 of the Revised Code, for the provision of ambulance or emergency medical services operated by a police department, or for the payment of other related costs, upon the entire territory of the City of Bellbrook, at a rate not exceeding Two and Two Tenths (2.2) Mills for each \$1 of taxable value, which amounts to \$77.00 for each \$100,000.00 of the county auditor's appraised value, for a continuing period of time.

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 4, 2025, 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 ADDITIONAL TAX LEVY**

### **CITY OF BELLBROOK, OHIO**

A majority affirmative vote is necessary for passage

An additional tax for the benefit of the City of Bellbrook, pursuant to Ohio Revised Code Section 5705.19(JJ), as amended, for the purpose of providing and maintaining fire apparatus, mechanical resuscitators, underwater rescue and recovery equipment, or other fire equipment and appliances, buildings and sites therefor, or sources of water supply

# RECORD OF ORDINANCES

Item B. Section 8, Item

Ordinance No. 2025-O-08

May 12, 2025

and materials therefor, for the establishment and maintenance of lines of fire-alarm communications, for the payment of firefighting companies or permanent, part-time, or volunteer firefighting, emergency medical service, administrative, or communications personnel to operate the same, including the payment of any employer contributions required for such personnel under section 145.48 or 742.34 of the Revised Code, for the purchase of ambulance equipment, for the provision of ambulance, paramedic, or other emergency medical services operated by a fire department or firefighting company, or for the payment of related costs, and/or for providing and maintaining motor vehicles, communications, other equipment, buildings, and sites for such buildings used directly in the operation of the police department, for the payment of salaries of permanent or part-time police, communications, or administrative personnel to operate the same, including the payment of any employer contributions required for such personnel pursuant to section 145.48 or 742.33 of the Revised Code, for the provision of ambulance or emergency medical services operated by a police department, or for the payment of other related costs, that the county auditor estimates will collect \$610,000.00 annually, at a rate not to exceed two and two tenths (2.2) mills for each \$1 of taxable value, which amounts to \$77.00 for each \$100,000.00 of the county auditor's appraised value, for a continuing period of time, beginning in the year 2025 and first due and collectable in the calendar year 2026.

	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 2025 (the proceeds of which levy first would be available for collection in the calendar year of 2026), if a majority of the qualified electors of this City voting thereon vote in favor thereof.

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

Section 9. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

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

PASSED BY City Council this 12<sup>th</sup> day of May, 2025.

RECORD OF ORDINANCES

Item B. Section 8, Item

Ordinance No. 2025-O-08

May 12, 2025

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

AUTHENTICATION:

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

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

APPROVED AS TO FORM:  
Stephen McHugh, Municipal Attorney  
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**File Attachments for Item:**

A. Resolution 2025-R-11 AUTHORIZING THE CITY MANAGER TO ASSIST THE BELLBROOK-SUGARCREEK LOCAL SCHOOL DISTRICT IN PREPARING A PLAN FOR REDEVELOPMENT OF 51 S. EAST STREET THROUGH AVAILABLE MUNICIPAL AND ECONOMIC DEVELOPMENT PROCESSES INCLUDING THE COMMUNITY IMPROVEMENT CORPORATION (Harding)

RECORD OF RESOLUTIONS

Item A. Section 10, Item

Resolution No. 2025-R-11

May 12, 2025

City of Bellbrook  
State of Ohio

Resolution No. 2025-R-11

**AUTHORIZING THE CITY MANAGER TO ASSIST THE BELLBROOK-SUGARCREEK LOCAL SCHOOL DISTRICT IN PREPARING A PLAN FOR REDEVELOPMENT OF 51 S. EAST STREET THROUGH AVAILABLE MUNICIPAL AND ECONOMIC DEVELOPMENT PROCESSES INCLUDING THE COMMUNITY IMPROVEMENT CORPORATION**

WHEREAS, the Board of Education of the Bellbrook-Sugarcreek Local School District has chosen to surplus the real property located at 51 S. East Street within the City of Bellbrook without use of public auction; and

WHEREAS, the city does not intend to purchase and own the property, nor enter negotiations with the school district for the purpose of purchasing or owning the property nor use City funds; and

WHEREAS, without cost to the City, the council of the City of Bellbrook is interested in participating in a plan for redevelopment of the property for the benefit of the community through use of municipal processes including the economic development arm of the City and the Community Improvement Corporation.

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

Section 1. The City Manager is hereby authorized to assist the Bellbrook-Sugarcreek Local School District in creating and preparing a plan for the redevelopment of 51 S. East Street through use of municipal and economic development processes and resources including the Community Improvement Corporation.

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 12<sup>th</sup> day of May, 2025.

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

**AUTHENTICATION:**

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

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