

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

July 25, 2022

## **CALL THE MEETING TO ORDER:**

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

## **PLEDGE OF ALLEGIANCE:**

Mayor Schweller led the Council in the Pledge of Allegiance.

## **ROLL CALL:**

### **PRESENT**

Mrs. Katherine Cyphers

Mr. Forrest Greenwood

Mr. Brady Harding

Mr. Ernie Havens

Mr. T.J. Hoke

Mrs. Elaine Middlestetter

Mayor Mike Schweller

ABSENT: None

## **ALSO PRESENT:**

Rob Schommer, City Manager

Mayor Schweller asked for a moment of silence for Officer Yates killed in the line of duty on 7/25/2022. He also gave thanks and appreciation to all first responders in Bellbrook.

## **APPROVAL OF MINUTES:**

Mayor Schweller asked if anyone had comments or corrections to the minutes of the June 27, 2022, and July 11, 2022, meeting. Hearing none, the minutes were declared to be approved.

## **MAYOR'S ANNOUNCEMENTS / SPECIAL PRESENTATIONS:**

Chief Bizarro provided a presentation regarding the June fire in Mill Pond Apartments. He noted response time for all units was very quick.

## **CITIZEN COMMENTS**

None

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## **PUBLIC HEARING OF PROPOSED ORDINANCES:**

None

## **INTRODUCTION OF ORDINANCES:**

None

## **RESOLUTIONS:**

Resolution 2022-R-21 AUTHORIZING TRANSFERS BETWEEN VARIOUS FUNDS OF THE CITY OF BELLBROOK

Mrs. Cyphers read Resolution 2022-R-21

Mr. Schommer explained the transfer was part of the budget for the Police Fund subsidy from the General Fund.

Mayor Schweller asks council, if anyone has any discussions or questions. None  
Motion to approve Resolution 2022-R-21

Motion made by Mrs. Cyphers, Seconded by Mr. Hoke  
Voting Yes: Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Mr. Havens, Mr. Hoke,  
Mrs. Middlestetter, Mayor Schweller  
Motion Carries

Resolution 2022-R-22 AUTHORIZING THE CITY MANAGER TO ENTER INTO RELATED AGREEMENTS WITH THE GREENE COUNTY ENGINEER'S OFFICE FOR THE 2022 COLLECTIVE PAVING PROGRAM

Mr. Greenwood read Resolution 2022-R-22

Mr. Schommer stated the agreements and cost are included in the packet and the city was able to do 11% more paving this year compared to last. The city hopes this will increase so we can upgrade and maintain the interior streets.

Mayor Schweller commended the program.

Mrs. Middlestetter states she noticed on the notes the estimates are inaccurate. Mr. Schommer states the overall bill may be less once final measurements are taken.

Mayor Schweller asks if there is any more discussion of council.

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Mayor Schweller asks for a motion for Resolution 2022-R-22

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

Voting Yes: Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Mr. Havens, Mr. Hoke,

Mrs. Middlestetter, Mayor Schweller

Motion Carries

Resolution 2022-R-23 RATIFYING AND APPROVING A MASTER AGREEMENT TO PROVIDE SERVICES TO AN AGGREGATED GROUP

Mr. Hoke read Resolution 2022-R-23

Mr. Schommer explained the consultant went out to bid for energy suppliers. Two companies came in with bids, Energy Harbor and Dynegy. Dynegy had no savings. Blended rates with energy Harbor were locked in, effective by the October bill. He added the latest date to opt out of this program will be August 25. City residences could opt back in if they opted out originally with no cost or cancellation fee.

Mayor Schweller thanks Mr. Schommer for being out and in front of this aggregation agreement.

Motion to adopt Resolution 2022-R-23

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

Voting Yes: Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Mr. Havens, Mr. Hoke,

Mrs. Middlestetter, Mayor Schweller

Motion Carries

Resolution 2022-R-24 RATIFYING AND APPROVING AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION FINANCIAL ASSISTANCE FOR CAPITAL INFRASTRUCTURE PROJECTS AND AUTHORIZING ALL NECESSARY ACTIONS TO EXECUTE RELATED AGREEMENTS FOR APPLICATION AND ACCEPTANCE

Mr. Harding read Resolution 2022-R-24

Mr. Schommer noted this is an opportunity for funding through OPWC to allow for the update and repair of crossings and aprons and pavement on Main and Franklin streets. He also noted the City will leverage the use local dollars and the 75,000.00 Green County Community Improvement Grant.

Mayor Schweller asks if council has any questions.

Mr. Havens asks will this allow us to put in bigger drainage pipes before the paving goes down. Mr. Schommer states there is room for addressing some of these issues. If found a major project ,there are other funding sources for that.

Motion for Resolution 2022-R-24

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

Voting Yes: Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Mr. Havens, Mr. Hoke,

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Mrs. Middlestetter, Mayor Schweller  
Motion Carries

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

None

## **CITY MANAGER REPORT:**

Mr. Schommer updated on the new system for code enforcement and permitting. The city has 97 total violations entered in the system, some complaints and some through proactive enforcement in the community. Of the 97 there are 73 that have gained compliance, providing about 75% of issues resolving with repair or compliance. There are currently 18 open violations. The City has received 140 permits, the majority of which for fences, accessory buildings, pools, new construction and a variety of other items. Total revenue for permitting year-to-date is almost \$7,000.00.

He also provided comments about softening the water system. Mr. Schommer noted there are a few steps that could be taken, including looking into a consultant to identify what a system and process would be to apply water softening to our system and cost. A system softening project is costly and the City would need debt financing to accomplish it. Mr. Schommer noted the water softening has nothing to do with the health and cleanliness of the water, it is a personal preference. The city water is hard but is clean. Wells are routinely tested by the EPA.

Mr. Schommer noted the next newsletter will be hitting mailboxes August 1, 2022. He thanked Michaela for putting this Newsletter together.

Mr. Schommer updated the two RFP currently issued; Outdoor warning sirens bid due (August 5) and the Lower Hillside drainage improvement bid due (August 12).

He noted there are six qualified captain applicants that are currently being reviewed.

He noted a quote was received to get an engineered set of drawings for the Museum repairs. This is currently being reviewed and identifying this cost for all the foundation repairs to the Museum.

Mayor Schweller asks if council has anything further.

Mr. Greenwood asks Mr. Schommer about the projects people get involved with, have they had any issues with the Greene County Inspection being slow. Mr. Schommer states the workflow through the building department is involved and can take some time. A lot of projects and limited staff contributes to this.

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## COMMITTEE REPORTS:

### SAFETY:

Mr. Greenwood speaks on the debriefing given by Chief Bizarro and how he appreciates the information provided.

### SERVICE:

Mr. Greenwood speaks about the wells and the forever chemicals resulting in the PFAS special counsel. He noted the EPA will be testing the wells in Bellbrook soon.

### FINANCE/AUDIT:

Mrs. Cyphers speaks about setting up a meeting for the Finance Audit committee. Invites will be mailed soon, and this is to discuss the upcoming budget.

### COMMUNITY AFFAIRS:

Mrs. Middlestetter states we are still waiting to fill the spot for the Planning Board.

## CITY OFFICIAL COMMENTS:

Mr. Harding, Mrs. Cyphers, Mr. Havens, and Mr. Hoke, Mrs. Middlestetter give their thanks to Chief Bizarro for coming out for the de briefing on the Mill Pond fire.

Mr. Hoke asked about the property demolition at 100 E Franklin St and the rebuilding process. Mr. Schommer states the developer came in and they are finalizing the drawings. Hopefully soon we will receive the drawing submitted and site approval will be done.

Mrs. Middlestetter offered thanks to our service department. She requested getting rid of gravel at the library due to a tripping hazard and they had this completed in 2 days. Great work.

Mr. Greenwood states he stopped by a lemonade stand on Sugar Run and Franklin, two young men, Quinn Anderson and Keegan Painter were running it. Their enthusiasm and lemonade were great. Our City Staff participated also.

Mayor Schweller gives his condolences to the family and friends of Deputy Yates who gave his life in the line of duty.

## EXECUTIVE SESSION:

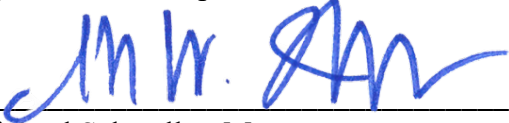
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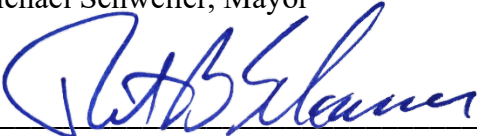
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## ADJOURNMENT:

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 8:47 pm

A handwritten signature in blue ink, appearing to read "M. W. Schweller", written over a horizontal line.

Michael Schweller, Mayor

A handwritten signature in blue ink, appearing to read "Robert Schommer", written over a horizontal line.

Robert Schommer, Clerk of Council