

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

July 8, 2024

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

PRESENT

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

ABSENT

Mayor Mike Schweller
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

4. APPROVAL OF THE MINUTES

A. Approval of the June 24, 2024, Regular Meeting minutes. Deputy Mayor Havens asked if anyone had comments or corrections to the minutes of the June 24, 2024, meeting. Hearing none, the minutes were declared to be approved.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

None

6. CITIZEN COMMENTS

Paula DiSalvo spoke about changing the fireworks laws.

Ann Beaman 33 Upper Hillside also spoke about concerns of fireworks laws.

John Baldino Sugarcreek Township presented questions and concerns about the thorough truck ordinance proposal.

Jenn LeClaire introduced the first annual Bellbrook Funny Fest.

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David Buccalo 126 Lower Hillside spoke about chickens.

Dan Ernst noted concerns about the through truck route ordinance.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

None

8. PUBLIC HEARING OF PROPOSED ORDINANCES

- A. **Ordinance 2024-O-10** TO APPROVE A REZONING FROM CENTRAL BUSINESS DISTRICT (B-4) TO PLANNED MIXED-USE DEVELOPMENT (PD-4) FOR THE PROPERTY LOCATED AT 12 WEST FRANKLIN STREET FURTHER IDENTIFIED AS PARCEL L35000100020004200 ON THE GREENE COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD (ZONING CASE PB 24-01) (Havens)

Deputy Mayor Havens read the Ordinance.

Deputy Mayor Havens opened the Public Hearing at 7:26

Mr. Foster explained the Ordinance and provided a recap of the Planning Board hearing and recommendation for the rezoning of 12 W. Franklin Street.

Deputy Mayor Havens asked if anyone present wished to speak on the Ordinance and rezoning.

Paula DiSalvo noted concerns about parking.

Hearing no other comments, Deputy Mayor Havens closed the public hearing at 7:30pm

Motion to adopt Ordinance 2024-O-10

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

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

9. INTRODUCTIONS OF ORDINANCES

- A. **Ordinance 2024-O-11** REPEALING CHAPTER 440 "COMMERCIAL AND HEAVY VEHICLES" OF TITLE SIX "VEHICLES AND OPERATION" OF PART FOUR "TRAFFIC CODE" OF THE BELLBROOK MUNICIPAL CODE IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 440 "COMMERCIAL AND HEAVY VEHICLES" OF TITLE SIX "VEHICLES AND OPERATION" OF PART FOUR "TRAFFIC CODE" OF THE BELLBROOK MUNICIPAL CODE (Greenwood)

Mr. Greenwood read the Ordinance.

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Mr. Schommer explained the Ordinance removes North and South Main Street as a through truck route and the Ordinance will be scheduled for a public hearing on July 22, 2024.

Motion to introduce Ordinance 2024-O-11

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

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

10. ADOPTION OF RESOLUTIONS

- A. **Resolution 2024-R-18** AUTHORIZING A CHANGE ORDER TO THE MAIN AND FRANKLIN IMPROVEMENTS PROJECT AND INCREASING THE SPENDING LIMIT TO OUTDOOR ENTERPRISE TO PERFORM ADDITIONAL CONSTRUCTION WORK (Cyphers)

Mrs. Cyphers read the resolution.

Mr. Schommer explained an opportunity to expand improvements to the sidewalk intersection approaches at a lower cost while construction crews and materials are mobilized. Due to the cost savings on Walnut Street draining since the Street Department will be performing that work saving tens of thousands of dollars, there is no need for an additional appropriation.

Motion to adopt Resolution 2024-R-18

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

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 various items:

There is a request for permission to rededicate patriot John Bigger's headstone in the Pioneer Cemetery. The Daniel Cooper Chapter will provide funding for the restoration and replacement.

Both Community Entertainment Districts have been approved by the State and provides 4 additional D5J permits in the western business district and 9 additional D5J permits for Downtown.

14. COMMITTEE REPORTS

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A. Safety Committee

Mr. Hoke updated the PD will be conducting active shooter training along with Sugarcreek Township. There are police candidate interviews upcoming. He also noted the FD reports there were no emergency calls during the 4th of July.

He noted the week of August 5th holding a Safety Committee meeting.

B. Service Committee

Paving project is complete awaiting striping.

C. Finance/Audit Committee

No report

D. Community Affairs Committee

Mr. Havens noted the City is always looking for volunteers including open Board positions.

15. CITY OFFICIAL COMMENTS

Mr. Ashley noted he admires the new Blueberry statue.

Mrs. Cyphers noted the discussion about chickens in the City and asked if there had been an official action previously within the City to consider changes to the ordinances.

She also inquired about other communities that establish truck routes and include information for future discussion.

Mr. Greenwood reminded the details of the Bellbrook Sugarcreek Chamber of Commerce Golf Outing. He also noted planning is ongoing for 2024 Christmas in the Park.

Mr. Harding thanked Mr. Schommer and Mr. Foster for the work on establishing the CED's for the City. He also asked about the schedule for work being done downtown and if it will affect the school schedule. Mr. Schommer noted it is still on schedule for completion by the end of August. Mr. Harding also asked about neighborhood parking signs near Sackett Wright and Mr. Schommer noted the signs were ordered.

Mr. Hoke noted the grant applied to for funding of the expanded bike path to Spring Valley was not approved.

Mr. Havens commented about Bellbrook's ongoing revitalization. He noted businesses concerns with loud trucks and noted it is a common theme that trucks inhibit new businesses coming in. He

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stated it is difficult to sit downtown and have a phone conversation or read a book and invited anyone to sit downtown and observe the noise and trucks. He added concerns about the conditions of the roadways and required cleanup from debris left by trucks. Mr. Havens commented about additional resources required to handle complaints about chickens in residential areas and there is not the budget to accommodate. He also noted appreciation of the Blueberry statue created by Mr. Harding.

Mr. Greenwood commented he encourages anyone desiring a change for chickens in the City to come forward and have the discussion, noting he is open for the discussion.

16. EXECUTIVE SESSION

A. Motion to enter executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official

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

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

Council entered executive session

Motion to exit Executive Session.

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

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

Council exited executive session with no actions or decisions taking place.

17. ADJOURNMENT

Hearing no further business coming before the Council, Deputy Mayor Havens declared the meeting adjourned at 8:38 pm



Ernie Havens, Deputy Mayor



Robert Schommer, Clerk of Council