

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

September 23, 2024

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

Mayor Schweller 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

Mayor Mike Schweller

4. APPROVAL OF THE MINUTES

- A. Approval of the August 26, 2024 and September 9, 2024 Regular City Council Meeting minutes.

Mayor Schweller asked if anyone had comments or corrections to the minutes of the August 26 and September 9, 2024 meeting. Mr. Hoke noted two spelling errors. Hearing no additional, the minutes were declared to be approved.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

None

6. CITIZEN COMMENTS

David Buccalo 126 Lower Hillside. Spoke about Bellbrook Chicken Club having a meeting soon. He noted it was important to get it passed. He noted there were some facts he wanted to clear up noting there is no additional cost to enforce a chicken ordinance, there would not be roosters, and there would be a limit to the number of chickens. He added he hopes it does not take long for the council to consider it. He added residents on Wilmington Pike are concerned about a development in Centerville.

Brad Leonard 1765 Sugar Maple. Spoke about speeding on Little Sugarcreek Road. He stated there are not enough signs and noted there are police cars enforcing the speed. He stated a speed sign has been removed from the flashing speed sign. He added people are not abiding by the speed limit. He asked if it was still wanted to be 25 mph, suggested actions like additional lighted flashing signs, rumble strips or other methods to educate drivers and enforce the speed limit.

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Dan Earnst. Noted Ernst Concrete feels itself part of the Bellbrook community. He stated the location of the business is just outside the City and uses Main street as a vital corridor for their business. He added the Ordinance originally proposed was unconstitutional and Council has doubled down and bringing the ordinance back. He noted it is just taking the problems noted and moving them to Wilmington Pike. He added it will have a really bad impact on that part of the City.

Rob Johnson 3875 West Sudbury Court. Spoke about the Springs of Centerville proposed development. He feels Centerville is allowing problems for its neighbors. He noted he reviewed the layout of the proposed development, and it shows one main entrance on Wilmington in the City of Bellbrook and feels it should be on a road in Centerville.

Kieth Cunningham 2115 Ferry Rd. Asked if the Council would be answering questions about the truck ordinance and was informed it was just public comments. He noted he will be back for the public hearing.

Archer Thomas 7440 Wilmington Pike. Spoke about safety of children on Wilmington Pike and noted concerns about increased traffic. He noted there is a damaged guardrail, excessive speed, and concerns about plowing and salting. He also noted there are problems when calling 9-1-1 and getting the dispatcher to know the correct location. He also noted the curve in the road is dangerous. He added a concern about more big trucks that are hard to stop. He asked Council to consider the kids in the area when deciding what to do down the road.

Deborah Schramm 36 S. Main Street. Spoke about concerns about truck traffic on Main Street noting the trucks have increased. She noted the trucks start at 4:30am. She added her house shakes when the trucks go by, and her house was built in 1835. She added the quality of life of the residents living on Main Street is affected. She noted she understands Ernst problems, but there is not tax base for their company to Bellbrook.

Laura Powell. Noted businesses in Bellbrook have truck traffic and should be taken into consideration. She noted their business has grown.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

None

8. PUBLIC HEARING OF PROPOSED ORDINANCES

A. Ordinance No. 2024-O-13 REPEALING IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1042 "WATER" OF TITLE FOUR "UTILITIES" OF PART TEN "STREETS, UTILITIES AND PUBLIC SERVICES CODE" OF THE BELLBROOK MUNICIPAL CODE

B.

Mr. Ashley read the Ordinance.

Mayor Schweller opened the Public Hearing at 19:43

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Mr. Schommer explained the Ordinance allows an increase to the minimum amount for refunds of closed water utility accounts. He noted the auditors made reference to many municipalities increasing the amounts due to the cost of processing a check and accounting. He asked the Ordinance be considered for adoption to allow this change to take place. There are no other changes to the fees or costs in the utility ordinance.

Mayor Schweller asked if anyone wished to speak in favor of or against the proposed Ordinance. Hearing none, he closed the Public Hearing at 19:44

Motion to adopt.

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

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

9. INTRODUCTIONS OF ORDINANCES

- A. Ordinance 2024-O-11 REPEALING 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

Mr. Schommer explained the amendment to the originally introduced Ordinance. He noted the Ordinance is recommended to be amended and re-introduced and scheduled for a public hearing.

Motion to approve an amendment to 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, Mayor Schweller

Motion to introduce amended ordinance 2024-O-11

10. ADOPTION OF RESOLUTIONS

None

11. OLD BUSINESS

None

12. NEW BUSINESS

None

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13. CITY MANAGER'S REPORT

Mr. Schommer spoke of the ordinance of the truck route that the council has been working on. He made note that the core of the ordinance is as it is, and the amendment is to stick with the original ordinance except for the removal of North and South Main Streets. He mentioned the nice fall look that Belinda Smith in Utility Billing along with the Service Dept. have made with the pots and landscape at the crosswalks at Bellbrook Park and the Library. Also mentioned how the revitalization program provides public safety improvements for a walkable downtown area.

Mayor Schweller mentioned the cost of the downtown revitalization and that it was all funded by grants, ARPA money and dedicated highway and local streets fund based on gas taxes also from the state.

Mr. Harding asked for updates on the flashing crossing lights on Franklin Street at Blue Berry and Dots.

Mr. Hoke asked if Council could look into more improvements of safety along Little Sugarcreek

14. COMMITTEE REPORTS

A. Safety Committee

Mr. Hoke mentioned the drought conditions and the open fire ban for all of Greene Co. He made note of the new police officer Carmin Roake and his swearing-in at the Oct. 14th council meeting.

B. Service Committee

Mr. Greenwood mentioned the postponing of fire hydrant flushing till better conditions. He also noted the scheduled EPA visit to do a full inspection of the water facilities as this takes place every 3 years.

C. Finance/Audit Committee

No report

D. Community Affairs Committee

No report

15. CITY OFFICIAL COMMENTS

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Mr. Ashley spoke of animals in the city and looking into the ordinances concerning animals.

Mrs. Cyphers spoke of the safety issues and signage on Little Sugarcreek Rd. She noted putting a crosswalk from Sable Ridge sidewalk or Vineyards to the other side heading to MaGee Park. She mentioned concerns about the tree causing a view obstruction of crosswalk signage on W. Franklin.

Mr. Greenwood thanked Mr. Schommer for fixing the issue with the Magnetic Springs sign. He mentioned meeting with residents of Bellbrook and Centerville and their concerns with The Springs of Centerville development .

Mr. Harding brought up the Chicken club meeting at the BellHop which is not part of the city it is a private organization.

Mr. Hoke spoke of how nice the work looked that was done to address the flooding in the area of Bellbrook Park and Walnut Street. He mentioned the Spellbrook Halloween held at Bellbrook Park on October 26th.

Mr. Havens thanked all the residents that came forward to speak to the council with their thoughts and concerns. He made note that the parks are there for people to use for functions outside of city officials or city employees' involvement. He spoke of The Springs of Centerville and that the city is going to do everything they can for the residents and their concerns of the development.

He mentioned the speed limit signage along Little Sugarcreek Rd. and East Franklin St.

Mayor Schweller spoke of his concerns of speeding coming into the city on North Main St. and what signage could take place. He addressed the audience that the council is here to work for the citizens of Bellbrook.

16. EXECUTIVE SESSION

None

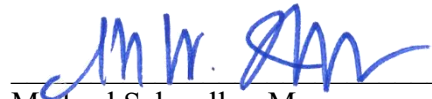
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17. ADJOURNMENT

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 8:30 pm



Michael Schweller, Mayor

Robert Schommer, Clerk of Council