

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

March 10, 2025

## 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. T.J. Hoke

Mayor Mike Schweller

### ABSENT

Mr. Ernie Havens

Motion to Excuse Deputy Mayor Havens.

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

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

## 4. APPROVAL OF THE MINUTES

A. Approval of the February 24, 2025 Regular City Council Meeting minutes.

Mayor Schweller asked if anyone had comments or corrections to the minutes of the February 24, 2025 meeting. Hearing none, the minutes were declared to be approved.

## 5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

A. Swearing in of Officer Dakota Cox and Firefighter/Paramedic Christopher Blanken

Mayor Schweller conducted the Oath of Office for Officer Dakota Cox and Firefighter/Paramedic Christopher Blanken

Mayor Schweller conducted the Oath of Office for both employees.

Mayor Schweller also welcomed Boy Scout Troop 375 in attendance.

## 6. CITIZEN COMMENTS

Harold Jeffries 1663 N. Bellview spoke about the recent electric aggregation letter sent to city residents. He noted the rate is increasing and is more than he is paying and didn't understand why the city raised the rate.

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Mr. Schommer explained the previous rate was attached to a contracted price which expires in May and the new contract rate is higher due to the higher cost of energy delivery. He noted two companies submitted RFP's and the lowest rate was selected. He noted the aggregation rate is lower than the AES utility rate, but encouraged residents to visit [energychoice.ohio.gov](http://energychoice.ohio.gov) to make sure they have the best rate for their situation.

Jenn Leclaire spoke about upcoming events and activities of the Community Support Center. She noted the center has moved and is focused on food pantry services. She also noted a community event sponsorship with a night with the Dayton Dragons. Visit the Support Center website for details.

## 7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

None

## 8. PUBLIC HEARING OF PROPOSED ORDINANCES

- A. 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 (Harding)

Mr. Harding Read the Ordinance.

Mayor Schweller opened the public hearing at 7:22 pm

Miss Grant provided a brief presentation and explanation of the Ordinance, noting it would allow an amendment to the existing Community Reinvestment Area to make it more modernized and accessible to residential and business properties in the district.

Mr. Greenwood noted the CRA will help properties downtown, especially for those who rehab or build new construction.

Mayor Schweller asked if anyone present would like to speak in favor or against the proposed Ordinance. Hearing none, he closed the public hearing at 7:26pm

Motion to adopt Ordinance 2025-O-04

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

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

Motion carried.

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## 9. INTRODUCTIONS OF ORDINANCES

- A. Ordinance No. 2025-O-02 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 (Ashley)

Mr. Ashley Read the Ordinance.

Mr. Schommer introduced the Ordinance and explained the recommended amendments to the existing Ordinances. He noted there were several public meetings throughout the process of developing this final proposed Ordinance after Council heard and considered input from residents and neighboring businesses. He noted the intent of the change is to create a balance of commercial truck traffic in the community, not to eliminate it.

Mr. Hoke asked about a timeline for enforcement if the Ordinance passed. Mr. Schommer noted that once the Ordinance is adopted after the proper effect period signs and plans will be developed. He estimated approximately 60 days after adoption.

Mr. Greenwood stated this issue is about safety and council listened to the people and many were involved in the development of the Ordinance. He noted safety is involved in everything the city does and feel this Ordinance will be good for the city.

Mr. Hoke noted that no solution is perfect and that the intersection of North Bellbrook and Feedwire is the busiest intersection in the area and hopes this improves the safety there and in downtown.

Mr. Schommer added that during the multiple public meetings, most of the outcry of concern about commercial truck traffic came from residents of Sugarcreek Township, the Greene County engineer, and Sugarcreek Township Trustees; however, they were either not willing or able to address those concerns brought by their residents. He added the County Engineer made note the streets in and around the area managed by the Engineer are not suitable for commercial truck traffic. He noted a hope that the Greene County Engineer and Sugarcreek Township Trustees make an effort to address those concerns that were brought out in the process as City Council has for the concerns in Bellbrook.

Motion to Introduce Ordinance 2025-O-02

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

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

Motion carried.

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Mayor Schweller noted the Ordinance will be scheduled for a public hearing on March 24, 2025.

- B. Ordinance 2025-O-05 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 noted there was a scrivener's error in the language of Section 2 noting it was copied from a previous Supplemental Appropriation Ordinance. He noted the language should read "...and for the further reason that there is a need to provide for required personnel expenses and for the purchase of critical information technology equipment..."

He asked that an amendment for that language would be considered in order to properly read and introduce the Ordinance.

Motion to amend Section 2 to read "...and for the further reason that there is a need to provide for required personnel expenses and for the purchase of critical information technology equipment..."

Motion made by Mr. Hoke, Seconded by Mayor Schweller.

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

Motion Carried.

Mr. Schommer explained the need for the additional appropriations was to cover the cost of retirement personnel expenses and to provide funding for an existing part time administrative position to cover the transition for the retiring employee. He noted additionally there are funds needed for the purchase of critical Information technology equipment and contract services with the Shared Resource Center council of governments.

Motion to adopt Ordinance 2025-O-05

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

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

Motion carried.

## 10. ADOPTION OF RESOLUTIONS

None

## 11. OLD BUSINESS

- A. Animal Ordinance Review

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Mayor Schweller noted there is a draft working copy of an amendment to the animal ordinance put together and asked Council to review and be prepared for discussion at the next meeting.

Miss. Grant provided a brief overview of the changes.

Council discussion led to a request to include a definition of small livestock and to address setback for accessory structures to be considered for the next draft.

## 12. NEW BUSINESS

None

## 13. CITY MANAGER'S REPORT

Mr. Schommer noted a brief update was a summary of the last week's work through the presented legislation tonight. He added the audit is ongoing and working with the Shared Resource Center to provide some assistance with finance related tasks.

## 14. COMMITTEE REPORTS

A. Safety Committee  
None

B. Service Committee

Mr. Greenwood reported the Service Department is transitioning from winter work to summer work. He noted the department is repairing areas damaged by plowing.

C. Finance/Audit Committee  
None

D. Community Affairs Committee  
None

## 15. CITY OFFICIAL COMMENTS

Mr. Ashley noted his appreciation of the increased traffic enforcement. He also asked Mr. Schommer about additional speed limit signs on Little Sugarcreek coming into the City. Mr. Schommer noted it would be up to the County Engineer.

Mr. Schommer also noted the city's new equipment is deployed measuring speed and traffic data and the city's engineering firm is conducting a traffic speed study to determine what methods and design as well as what the appropriate and safest speed for the roadway is.

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Mr. Greenwood welcomed Firefighter Blanken and Officer Cox and appreciated the Boy Scout troop for attending.

Mr. Harding also thanked the Boy Scout Troop for attending. He also offered congratulations to Jada Weiss for winning State Championship for women's wrestling.

Mr. Hoke also thanked the Boy Scout Troop and noted congrats to Jada Weiss for her accomplishments.

## 16. EXECUTIVE SESSION

## 17. ADJOURNMENT

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 8:10 pm



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Michael Schweller, Mayor



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Robert Schommer, Clerk of Council