

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

July 28, 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

Deputy Mayor Ernie Havens

Mr. T.J. Hoke

Mayor Mike Schweller

4. APPROVAL OF THE MINUTES

A. Approval of the July 14, 2025, Meeting Minutes.

Mayor Schweller asked if anyone had comments or corrections to the minutes of the July 14, 2025, meeting. Hearing none, the minutes were declared to be approved.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

6. CITIZEN COMMENTS

Kevin Price of 3249 Spillway Court spoke about a pedestrian safety issue on N Main Street regarding an alley from the post office exiting onto N. Main Street.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

Rebecca Langdon 2237 Creekview had questions and concerns with the zoning code change.

8. PUBLIC HEARING OF PROPOSED ORDINANCES

A. Ordinance 2025-O-11 AN ORDINANCE AMENDING PART EIGHT "BUSINESS REGULATION AND TAXATION CODE," TITLE TWO "BUSINESS REGULATION" OF THE BELLBROOK CODE OF ORDINANCES BY REPEALING CHAPTER 872 "SALE OF DRUG PARAPHERNALIA" IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 872 "RECREATIONAL MARIJUANA" PURSUANT TO OHIO REVISED CODE SECTION 3780.25 (Hoke)

Mr. Hoke read the Ordinance.

Mayor Schweller opened the public hearing.

Mayor Schweller asked if anyone wished to speak in favor or opposed to the Ordinance.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

July 28, 2025

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

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

B. Ordinance No. 2025-O-12 AMENDING ARTICLE 18 – GENERAL PROVISIONS OF THE BELLBROOK ZONING CODE (Ashley)

Mr. Ashley read the Ordinance

Mayor Schweller opened the public hearing.

Mr. Schommer explained the Ordinance.

Mr. Harding thanked Ms. Langdon for speaking earlier. He said he has not seen an overwhelming desire for chickens from the community and would like to see the issue move to a ballot.

Mr. Greenwood said the setback requirements are “stiff.” He asked if there was the possibility for variances.

Mr. Havens also thanked Ms. Langdon for speaking on the topic.

Mayor Schweller asked if anyone present wished to speak for or against the issue.

Rebecca Langdon spoke again.

Mayor Schweller closed the public hearing. He asked council if there was a desire to have additional discussion.

Mr. Greenwood and Mrs. Cyphers noted they wished additional discussion.

All but Deputy Mayor Havens wished to table this item.

Mayor Schweller...move to next reading.

9. INTRODUCTIONS OF ORDINANCES

A. Ordinance 2025-O-13 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 explained the Ordinance.

Motion to adopt Ordinance 2025-O-13 at introduction.

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

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

10. ADOPTION OF RESOLUTIONS

A. Resolution No. 2025-R-15 AUTHORIZING AND RATIFYING AN ADJUSTMENT TO THE CITY’S CAPITAL ASSET THRESHOLD FROM \$5,000 TO \$10,000 (Havens)

Deputy Mayor Havens read the Resolution.

Mr. Schommer explained the Resolution.

Motion to adopt Resolution 2025-R-15.

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

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

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

July 28, 2025

B. Resolution 2025-R-16 AUTHORIZING AND RATIFYING TRANSFERS AND ADVANCES WITHIN VARIOUS FUNDS OF THE CITY OF BELLBROOK (Greenwood)

Mr. Greenwood read the Resolution.

Mr. Schommer explained the Resolution.

Motion to adopt Resolution 2025-R-16.

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

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

11. OLD BUSINESS

12. NEW BUSINESS

13. CITY MANAGER'S REPORT

Mr. Schommer gave a brief update on restricted turns for trucks. Positive exchanges from neighboring businesses. Input from residents involved in the process reported positive results.

Mr. Schommer gave an explanation regarding the water main break in front of the City Administration building last week. With the assistance of a piece of equipment from the City of Fairborn, the leak was identified and repaired. Bellbrook purchased the equipment and Mr. Schommer thanked Ryan Pasley and his team.

Short term rental information was given to Council. Mr. Schommer asked that Council review the information for the next meeting.

Mr. Schommer shared pictures of Pioneer Cemetery and the ongoing efforts from partnering organizations to restore the grave markers.

14. COMMITTEE REPORTS

- A. Safety Committee – Mr. Hoke said 6 new mobile radios funded through the State Fire Marshal grant. Silver awarded by Lexipol for Fire Rescue One.
- B. Service Committee – Commented on the recent purchase of the equipment. Gave an update on PFAs testing.
- C. Finance/Audit Committee – Nothing to report.
- D. Community Affairs Committee – Nothing to report.
- E. Community Affairs Committee report for Historical Museum Board of Trustees applicant.

15. CITY OFFICIAL COMMENTS

Mr. Ashley – Nothing.

Mrs. Cyphers – Thanked Rebecca Langdon for speaking.

Mr. Greenwood – A bus stop has been identified for several students from downtown to their respective schools.

Mr. Harding – Reminded that this weekend is the celebration of the 200th anniversary of the Museum. Also mentioned the City of Kettering's safe seniors' program and said he would like to see Bellbrook consider the program in the future.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

July 28, 2025

Mr. Hoke – Bellbrook Lyons fest is coming up and asked for Blackjack dealers. Attended Hall of Fame induction ceremony for Bellbrook football players and coaches and congratulated the inductees.

Deputy Mayor Havens – Commented he’s pleased that the City purchased the equipment for water mains. Commented on the alley by the post office. Thanked Rebecca Langdon.

Mayor Schweller – Nothing.

16. EXECUTIVE SESSION

A. 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 Deputy Mayor Havens, Seconded by Mr. Hoke.

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

Entered at 8:35pm.

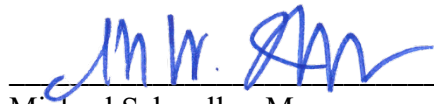
Motion to exit Executive Session.

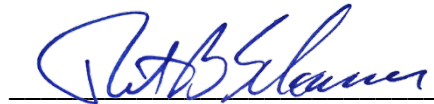
Motion made by Deputy Mayor Havens, Seconded by Mr. Hoke.

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

Exited executive session at 9:33.

17. ADJOURNMENT



Michael Schweller, Mayor

Robert Schommer, Clerk of Council