

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

September 22, 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 September 8, 2025, regular meeting minutes.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

A. Mayor Schweller presents a Proclamation for Fire Prevention Week 2025

6. CITIZEN COMMENTS

Rebecca Langdon 2237 Creekview Place spoke about backyard chickens.

James Becker 3860 Polo Trace spoke in support of backyard chickens.

Charles Truesdell 64 W. Maple spoke generally about service to the Community and growth and upbringing his family. He spoke in favor and support of backyard chickens.

Mark Sigman from Bellbrook-Sugarcreek Chamber of Commerce spoke about his position as the executive director and introduced current and upcoming events and activities.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

9. INTRODUCTIONS OF ORDINANCES

10. ADOPTION OF RESOLUTIONS

A. Resolution 2025-R-17 AUTHORIZING THE SUBMITTAL OF APPLICATIONS FOR FEDERAL IJIA FUNDS THROUGH THE MIAMI VALLEY REGIONAL PLANNING COMMISSION (Greenwood)

Mr. Greenwood read the Resolution.

Mr. Schommer explained the Resolution is the first step in a five-year funding cycle for potential funding to assist in improvements to Little Sugarcreek Road. He explained Council has had a long-standing priority to address concerns on the roadway, and the City has recently

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been successful in reclassifying the roadway to be included in the transportation plan eligible for federal funding. He noted the application process is due to start in October, and the Resolution is a necessary step. He added the funding is five years out.

Motion to adopt resolution 2025-R-17

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

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

11. OLD BUSINESS

A. Continued discussion on amendments to Chapter 618 - Animals

Mr. Schommer said the Board of Elections said an advisory election could be held with a general or primary election cycle. They did not vote, this was just in discussion. We could hire a firm for a more formal survey of the Community on the topic but there would be a cost to the City.

Mayor Schweller asked Council how they want to proceed.

Mr. Harding asked what the cost would be for the issue to be on the ballot. Mr. Schommer explained that would depend on many variables and we wouldn't know until all other topics have been determined.

Mrs. Cyphers does not want to put the issue on the ballot. She would support another in-house survey but is not in favor of hiring an outside firm.

Mr. Greenwood said community members he has spoken with are split on the topic.

Mr. Ashley said the work City staff has done on the topic has provided a lot of information and Council is there to speak for all citizens and to make decisions.

Mr. Harding agreed that Council is there to represent all members of the Community and thinks the topic should go to the ballot.

Mr. Hoke hasn't heard a lot of objections on the topic. He would like a timely, affordable survey.

Mr. Havens thanks Rebecca Langdon for her input. His concern is that the public is not aware of what the living situation would be if their neighbors have chickens. He feels like voting yes right now would bring negative comments/feedback to him in the next year or two.

Mr. Hoke based on voter turnout for a primary election, he would rather a survey.

Mayor Schweller said most people he talked to weren't even aware that Council has been talking about chickens and said if they wanted chickens they'd move to a township.

B. Continued discussion on short term rental ordinance

Mr. Schommer said Bellbrook has 6 listings under 2 primary hosts and they average approx. 60 nights per year with income of \$9,000. He recommends establishing a registration process rather than attempting to collect funds from the income due to the cost.

Mayor Schweller asked if we had feedback from residents and we have not. He would like some type of registration process for the rentals.

Mr. Greenwood would not want 2-3 day rentals in his neighborhood. He thinks the rentals should only be in business or multifamily areas.

Mr. Hoke thinks 7 days is a good duration.

Mr. Havens agrees with Mr. Hoke but hasn't heard from many people who have concerns. He doesn't think we need to make any changes.

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Mayor Schweller said the complaint that brought this up was parking in neighboring yards and that could be addressed as needed.

Mr. Hoke likes how Yellow Springs requires certain distance between rental locations.

Mr. Havens said we shouldn't our change our rules if there is no issue.

An Ordinance will be introduced at the next meeting.

12. NEW BUSINESS

13. CITY MANAGER'S REPORT

Our Service Department is going to be doing the work to install the rumble strips and other efforts to address speeding on Little Sugarcreek.

Outside contractors have been doing utility work in the area and have caused damage to existing lines. We are looking into putting measures in place to manage the process in the future to minimize inconvenience to residents.

An announcement has been made to residents again to make sure their utility bills are being mailed to the correct address. We will no longer be waving late fees. Customers are strongly encouraged to register their account online to ensure prompt payment.

We will have some upcoming evening meetings regarding Issue 3 and also a Saturday meeting to provide information to the public.

Mr. Greenwood asked if anyone inspects the boring contractors during the work. Mr. Schommer said that the City currently does not but usually the utility will check the work and the City will also check but no one stays on site during the work.

Mrs. Cyphers asked when the Issue 3 meeting will be and Mr. Schommer explained they will be every other week in October and different locations. All details be published.

14. COMMITTEE REPORTS

- A. Safety Committee – Mr. Ashley had no update. Mr. Hoke put a motion to have Mr. Logan be the primary chair for the committee and Mr. Hoke to be secondary. There were no objections so Mr. Logan will be the primary chair.
- B. Service Committee – Mr. Greenwood said hydrant flushing will be the first week of October. Lead and copper water samples came in and both were low. There's a soccer tournament this weekend and there will be extra signs for parking.
- C. Finance/Audit Committee – No update.
- D. Community Affairs Committee – No update.

15. CITY OFFICIAL COMMENTS

Mr. Ashley – The event this weekend was awesome. Asked if we could push the park department to clean up the fountain which is covered in mold.

Mrs. Cyphers – Thanked Mark and Jen for putting on Taste of the Town.

Mr. Greenwood – Agreed the event was nice.

Mr. Harding – Ditto about the event.

Mr. Hoke – Missed the event but thanked everyone involved.

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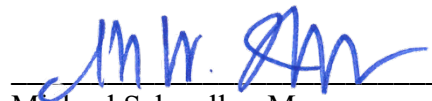
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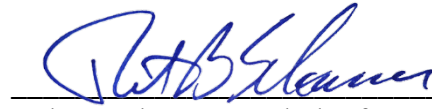
Mr. Havens – Thanked the Lions Club, Gwen Price, Mark Sigmond, Jen LeClaire, Dr. Jonas, Lisa Bakita, Mike Kinsey and Forrest Greenwood, who all played a significant role in putting on the event.

Mayor Schweller said the event was nice. Thanked attendees home viewers and the camera man.

16. EXECUTIVE SESSION

17. ADJOURNMENT



Michael Schweller, Mayor

Robert Schommer, Clerk of Council