

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

May 26, 2026

CALL TO ORDER

The Mayor called the meeting to order on May 26, 2026, at the scheduled meeting time

PLEDGE OF ALLEGIANCE

The Mayor led the meeting in the Pledge of Allegiance.

ROLL CALL

- **Council Members Present:**
 - Mr. Ashley
 - Mrs. Cyphers
 - Mr. Greenwood
 - Mr. Havens
 - Deputy Mayor Hoke
 - Ms. Wright
 - Mayor Schweller
- **Council Members Absent:**
 - None

APPROVAL OF MINUTES

Hearing no corrections or additions, Mayor Schweller approved the minutes of the May 11 meeting as submitted.

MAYOR'S ANNOUNCEMENTS AND SPECIAL GUESTS

- Mayor Schweller announced the special Tuesday meeting was due to the Memorial Day holiday and expressed appreciation to veterans, including four council members.
- The Mayor recognized Councilman Havens with a plaque for his service as Deputy Mayor for 2024–2026, noting his frequent service during the Mayor's absences.
- The Mayor acknowledged the Fire Chief for a public safety update regarding a recent residential structure fire and thanked staff and mutual aid partners.
- The Mayor expressed gratitude to all first responders in Bellbrook.

CITIZEN COMMENTS

- Lori D'Armond of 4286 Fowler Drive raised concerns about Alta Fiber construction starting without prior notice, the placement of utility infrastructure in front yard easements, and potential damage to tree roots. She questioned the city's permitting and notification processes and noted a lack of email response from the city.
- Peter D'Armond of 4225 Fowler Drive expressed concerns about the planning and due diligence for Alta Fiber's permit and construction in front easements, contrasting it with Metro Fiber's previous work in rear easements. He mentioned potential future AT&T work and the broader implications of front-yard installations.
- Charlie, the Athletic Director at Bellbrook High School, presented information on a privately funded athletic facility project. He reported that approximately \$895,000 of the \$1.2 million goal had been raised, nearing the \$900,000 threshold to begin construction. He confirmed no taxpayer funds would be used.
- Brad Leonard of 1765 Sugar Maple Place expressed concerns about an Alta Fiber utility box

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

May 26, 2026

placed on a lot he owns, citing conflicts with a master plan and lack of notice. He requested clarity on accountability and remedies for the impacts.

CITY MANAGER'S REPORT

City Manager Rob Schommer provided the following updates:

- **Fire Investigation:** Mr. Schommer introduced the Fire Chief for an update on a residential fire on May 3. He later explained that the state led the investigation due to the large dollar loss and a fatality. The insurance company declined to fund a more detailed investigation, so the fire was deemed an undetermined accidental fire with five potential causes identified in the garage. In response to council questions, he noted there are two other properties with boundaries split between the city and township, and the city is verifying their dispatch configurations.
- **Fiber Installation:** Mr. Schommer addressed resident concerns regarding fiber utility installation, noting that the Public Utilities Commission of Ohio (PUCO) is the primary regulator. He stated the city is researching potential local regulations to address concerns. He clarified that companies submit a master plan but pull individual permits for segments. The city will monitor projects, hold companies accountable for restoration, advocate for residents, and look into publishing master plans and requirements for removing abandoned utility boxes.
- **Library Maintenance:** The new roof installation on the library is complete. The Service Department will perform painting, and a leaking dropbox will be replaced, with the library covering the cost of the new box and the city assisting with installation.
- **Water Project:** The city is continuing its application process with the EPA for funding and grants for the PFAS filtration and water plant expansion project.
- **Collective Bargaining:** Negotiations will soon begin with the two police unions, as their contracts expire in August 2026.
- **DORA Public Hearing:** A public hearing for the DORA is scheduled for June 22, 2026.

OLD BUSINESS

No items were presented under Old Business.

NEW BUSINESS

Community Affairs/Administration

Mr. Ashley reported he had nothing to report from the committee.

Finance

Mrs. Cyphers reported she had nothing to report from the committee before the resolution.

RESOLUTION 2026-R-20: A RESOLUTION DETERMINING IT NECESSARY TO PROCEED WITH SUBMITTING THE QUESTION OF RENEWING THE EXISTING 1.30 GENERAL FUND LEVY AND REQUESTING THE COUNTY AUDITOR TO CERTIFY THE TOTAL CURRENT TAX VALUATION OF THE CITY OF BELLBROOK AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY A SPECIFIED NUMBER OF MILLS.

- **Presentation:** City Manager Rob Schommer explained this resolution is the first step to renew the existing 1.30-mill, five-year general fund levy. It requests the Greene County Auditor to

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

May 26, 2026

certify the revenue the millage would generate, after which an ordinance would be brought to the council to place the renewal on the November 2026 general election ballot.

- **Discussion:** In response to a question from Deputy Mayor Hoke, Mr. Schommer stated the levy currently generates approximately \$80,000 to \$86,000 annually.
- **Motion:** A motion was made to adopt Resolution 2026-R-20.
Motion made by Mr. Ashley, Seconded by Mrs. Cyphers.
Voting Yea: Mr. Ashley, Mrs. Cyphers, Mr. Greenwood, Mr. Havens, Deputy Mayor Hoke, Mrs. Wright, Mayor Schweller

Public Safety

Residential Structure Fire Update

- **Presentation/Staff Report:** The Fire Chief provided a comprehensive report on a fatality fire that occurred on May 3 at approximately 4:15 a.m. He noted initial dispatch confusion due to property jurisdiction, which resulted in a mutual aid dispatch per township protocols. The Chief detailed the response, fire attack, victim recovery, and exposure damage. Two residents and one police officer were transported for evaluation. He confirmed adequate water supply from hydrants and coordination with the State Fire Marshal. The investigation's cause remains undetermined due to insurance limitations on further analysis, but no foul play was indicated. The Chief promoted public outreach for smoke detector installation.
- **Council Discussion:** Council members inquired about the dispatch issues, and the Chief confirmed they had been corrected. The Chief also explained how water is distributed from hydrants to multiple engines, confirming supply was not an issue. A council member referenced the city's ISO rating in the context of system performance.
- **Motions:** None.

Mr. Ashley also reported that the police department is proceeding with interviews for open peace officer positions and that new cardiac monitors for the fire department have arrived, with training to begin soon.

Public Service

Mr. Greenwood reported that despite approximately seven inches of recent heavy rainfall, the city's infrastructure held up well. He advised residents to remain cautious as more flood watches were in the forecast.

CITY OFFICIAL COMMENTS

- Mr. Ashley thanked Mr. Greenwood and the Boy Scouts for the Memorial Day celebration.
- Mrs. Cyphers had no comments.
- Mr. Greenwood spoke about the excellent job the Boy Scouts did hosting the Memorial Day ceremony, which included a last call for Tim Lee. He also praised the new board of the Dover Cemetery for its upkeep.
- Mr. Havens had no comments.
- Deputy Mayor Hoke wished luck to Bellbrook High School's baseball, lacrosse, and track and field teams competing in playoffs and encouraged residents to support them.
- Ms. Wright had no comments.
- Mayor Schweller thanked speakers for their comments and acknowledged concerns related to utility construction and communication.

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

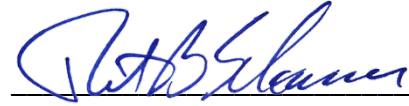
May 26, 2026

ADJOURNMENT

The meeting was adjourned. The next scheduled meeting date was not specified.



Michael Schweller, Mayor



Robert Schommer, Clerk of Council