

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

May 23, 2022

CALL THE MEETING TO ORDER:

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

PLEDGE OF ALLEGIANCE:

Mayor Schweller led the Council in the Pledge of Allegiance.

ROLL CALL:

PRESENT

Mrs. Katherine Cyphers

Mr. Forrest Greenwood

Mr. Brady Harding

Mr. Ernie Havens

Mr. T.J. Hoke

Mrs. Elaine Middlestetter

Mayor Mike Schweller

ABSENT:

ALSO PRESENT:

Mr. Rob Schommer, City Manager

Mr. Jason Foster

APPROVAL OF MINUTES:

Mayor Schweller asked if anyone had comments or corrections to the minutes of the May 9, 2022 meeting. Hearing none, the minutes were declared to be approved.

MAYOR'S ANNOUNCEMENTS / SPECIAL PRESENTATIONS:

Mayor Schweller conducted the swearing in of Officer Nick Garrison. Chief Carmen introduced Officer Garrison with comments.

CITIZEN COMMENTS

None

PUBLIC HEARING OF PROPOSED ORDINANCES:

Mrs. Middlestetter read Ordinance 2022-O-6.

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Mr. Foster noted grammatical and substantive changes to the code as reviewed and approved by the Law Director. He noted several new definitions and terms and discussed removing the proposed changes to brush piles, reverting to the original language.

Mayor Schweller asked if there were issues with brush pile complaints. Mr. Schommer stated very few, the last one being in the Fall.

Mayor Schweller also commented the definitions were interesting. He then asked if the language for the changes and definitions was from another code or is it common language. Mr. Foster stated the majority came from the international property maintenance code.

Mr. Havens asked regarding 1450.31, was there any instruction on what properly screened means, noting examples such as cars covered with a tarp, was this properly screened. Mr. Foster states if a car is parked in a front yard, it will be a violation of another section of the code. He added suggestions for more definition of properly screened can be added. He also noted if an item is meant for outside use and is stored outside, it is considered properly screened. If it is an inside item and is outside, it would need to be placed inside.

Mr. Havens also asked about the call out of 3-inch numbers or letters on houses, asking if a resident can have 6-inch letters or numbers. Mr. Foster stated there is nothing that limits the size, only requiring a minimum of 3 inches.

Mr. Hoke asked about vegetation where the code states all lawns, hedges, trees, bushes and other vegetation should be kept trimmed, if there is a definition for trimmed. Mr. Foster noted grass height and trimming requirements were in the municipal code and a reference to that section can be added.

Mr. Harding asked under demolition 1450.15.B.2 how the cost of repairs would be determined and should it be by a licensed contractor. Mr. Schommer noted there was no licensing of contractors, and such a requirement would be difficult. It was decided to add a requirement to obtain three valid quotes from contractors for any non-voluntary demolition.

Mr. Harding also noted the word outdoors should be added to 1450.31(H) for inoperable vehicles.

Mr. Greenwood noted the demolition Section of Article 14, Old Village code has a different demolition process.

Mr. Havens asked regarding an Appeal, does it always go to the Common Pleas Court. Mr. Foster noted any appeal of a BZA decision must be appealed thru the court system.

Motion to amend ordinance 2022-O-6 excluding changes to Section 1450.31(L); adding a reference to Article 19 Section 19.12 of the zoning code to Section 1450.99(G); adding a reference to Section 678.02 of the municipal code to Section 1450.31(D2); adding a requirement for three quotes from a contractor prior to demolition; and adding outdoors to Section 1450.31(H).

Motion made by Mrs. Middlestetter Seconded by Mrs. Cyphers.

Voting Yea: Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Mr. Havens, Mr. Hoke, Mrs. Middlestetter,

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and Major Schweller.
Motion carries

Motion to adopt Ordinance 2022-O-6

Motion made by Mrs. Middlestetter, Seconded Mr. Hoke.

Voting Yea: Mrs. Cyphers, Mr. Greenwood, Mr. Harding, Mr. Havens, Mr. Hoke, Mrs. Middlestetter, and Major Schweller.

Motion carries

INTRODUCTION OF ORDINANCES:

Ordinance 2022-O-7 to approve a rezoning from single family residential (R-1B) to planning business development (PD-2) for the property located at 31 South East St. further identified as parcel L35000200050008900 on the Greene County Auditor's map and accepting the recommendation of the planning board (zoning Case PB 22-05).

Mr. Harding read the Ordinance.

Mr. Schommer noted the Ordinance is a zoning change for a single lot. and the public hearing will be at the next meeting. He turned it over to Mr. Foster for a brief explanation.

Mr. Foster stated the request and case went thru the planning board and the Village Review Board, both passing recommendations for approval. He noted the Lyon's Club purchased this lot several years ago, and in order to build a storage structure, it needs rezoned.

Mr. John Dorn spoke about the building noting it will blend in with the current colors and environment, and it is for storage for trailers and festival equipment.

Mr. Hoke asked if there was an ability to host meetings in this space. Mr. Dorn responded there is a building for meetings on Ferry Road, and this space will be used mainly for storage.

Mr. Greenwood asked if there would be letters sent to residents about the zoning change. Mr. Foster stated every residence within 300 feet of the property has already been sent a letter for the public hearing..

Mrs. Cyphers asked about the differences in zoning classifications and use groups. Mr. Foster noted it is for the municipality and for the county it is a use group.

Motion to approve introduction of Ordinance 2022-O-7 rezoning and development plan

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

Voting Yea: Mrs. Cyphers, Mr. greenwood, Mr. Harding, Mr. Hoke, Mrs. Middlestetter, major Schweller.

Motion Carries.

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RESOLUTIONS:

None

OLD BUSINESS:

Mayor Schweller introduced the topic of energy aggregation, that the community has an opportunity to enact a program for Bellbrook residents.

Mr. Schommer stated there is an opportunity to recertify the Aggregation program from adopted Ordinances relevant to ballot issues 1 and 2 back from 2003. Buckeye Energy Brokers is an available consultant to create an RFP for energy suppliers. He noted the City would have no cost and the ability to accept or reject any supplier offers.

Mr. Haven asked about the vote that occurred in 2003, was it for the automatic opt in option. Mr. Schommer stated it was, as that is how the language in the Ohio Revised Code requires. Any resident not currently in an aggregation program and getting their energy from the utility would be opted in automatically and would have the option to opt out at no cost.

Major Schweller noted the City will be making a decision on renewal of the Runkpe trash collection contract.

Mr. Schommer stated there were 196 responses for the trash collection survey and reviewed the results.

Mr. Hoke asked when is the last time we had a rate increase for trash, and Mr. Schommer stated 2017 under this current contract.

Major Schweller stated the rate is currently at \$15.50 per month and has noticed residents outside Bellbrook with individual contracts are paying up to \$30.00 a month for trash.

Mr. Schommer stated the contract would require action by August to renew and is reviewing a three year contract with two renewals and a five year contract.

NEW BUSINESS:

None

CITY MANAGER REPORT:

Mr. Schommer reported the auditors were onsite in the past week for the annual audit noting a lot of information was pulled and reviewed. He added a review for future good standard practice involves re classifying the Capital Improvement fund as a department within the General Fund as opposed to it being a stand-alone fund. He noted the auditors had great suggestions and liked the improvements with some new practices and new accounting system.

Mayor Schweller states he likes the Capital Fund department idea, noting there was previous discussion

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from past audits.

Mr. Schommer also provided an update on the Museum, noting some of the previous repairs on the structure and framing need additional improvements. He added it will be reviewed by an engineer for best practices and standards. He noted the building is not currently unsafe or structurally unsound, it is just in need of additional repairs and improvements.

COMMITTEE REPORTS:

SAFETY: Mr. Greenwood congratulated officer Nick Garrison and appreciates all the great applicants reviewed. He noted Bellbrook is a great place to work, and thanked Council and citizen for all the support.

SERVICE: Mr. Greenwood commented about price increases on everyday items used by the City. He noted the material and type of pipes is being changed due to stock issues and cost.

FINANCE: Mrs. Cyphers has nothing new to report. She has been watching Greene County CIC website for results on the grant application.

COMMUNITY AFFAIRS: Mrs. Middlestetter states the Planning Board has a vacancy and the deadline for applications is 6/03/2022.

CITY OFFICIAL COMMENTS:

Mrs. Cyphers asked as the City goes through the Museum repairs, could it include one of the comprehensive plan goals to become a local certified government to allow for additional potential funding. Mr. Schommer isn't familiar with the specific process and will check references and resources. He noted staff will review grants for historical renovations.

Mr. Harding congratulates the Bellbrook boy's baseball team for beating Alter. He also noted the Avenue of the Flags up for renewal.

Mr. Havens welcomed Officer Nick Garrison to the force. He also noted in the last 6 months he has had several residents reach out to me about the city and how it is being run. They have had very positive interactions with the city staff.

Mr. Hoke thanked Mr. Dorn and the Lyon's Club for the demonstrated investment to the city.

Mrs. Middlestetter thanked the Lyon's Club for the long-time service to this community. She also welcomes Officer Garrison. She offered a shout-out to Ryan Pasley for helping the Garden Club in a timely manner.

Mayor Schweller welcomed Nick Garrison. He also thanked, John Dorn for the Lyon's Club giving and

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serving this community for so long.

ADJOURNMENT:

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 8:55pm

Michael Schweller, Mayor

Robert Schommer, Clerk of Council