

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

July 14, 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

Motion to excuse the absence of Deputy Mayor Havens and Mr. Hoke.

PRESENT

Mr. Logan Ashley

Mrs. Katherine Cyphers

Mr. Forrest Greenwood

Mr. Brady Harding

Mayor Mike Schweller

ABSENT

Deputy Mayor Ernie Havens

Mr. T.J. Hoke

4. APPROVAL OF THE MINUTES

A. Approval of the June 23, 2025, Regular Meeting Minutes

Mayor Schweller asked if anyone had comments or corrections to the minutes of the June 23, 2025, meeting. Hearing none, the minutes were declared to be approved.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

6. CITIZEN COMMENTS

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

9. INTRODUCTIONS OF 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 (Harding)

Mr. Harding read the Ordinance.

Mr. Schommer explained the Ordinance is introduced to provide for a permanent ban on the sale of recreational adult cannabis. he noted Council has previously held a moratorium for retail facilities and the Ordinance places the ban in the code permanently.

Motion to introduce Ordinance 2025-O-11.

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

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

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July 14, 2025

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

Mr. Ashley read the ordinance.

Mr. Schommer explained this Ordinance is the work product of Council's efforts to revamp certain provisions of the zoning code to create a definition and regulation of small livestock. he noted the Planning Board held a meeting to review the proposed Zoning Code change and unanimously recommended the amendment to Article 18 of the Bellbrook Zoning Code. Mr. Schommer added this Ordinance does not amend the General Offenses Code Section 618 where the definitions of specific animals exist, noting those changes will come upon review of that proposed Ordinance at a later time.

Motion to introduce Ordinance 2025-O-12.

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

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

10. ADOPTION OF RESOLUTIONS

A. Resolution 2025-R-14 AUTHORIZING THE SALARY SCHEDULE AND MERIT PERFORMANCE PAY OF EMPLOYEE POSITIONS NOT COVERED BY A COLLECTIVE BARGAINING AGREEMENT (Cyphers)

Mrs. Cyphers read the Resolution.

Mr. Schommer explained the Resolution sets the annual salary levels for non-bargaining unit employees within the City. He noted Council has a past practice of parity in the agreed to annual cost of living adjustments and recommends following that practice for 2025. He also noted there are two title changes, including Central Services Manager and Executive Assistant which better matches an appropriate job description and functional duties and responsibilities of those positions. He added there is no change in the number of authorized employees, merely title changes. He recommended the Resolution be considered for adoption to allow for processing of the annual adjustments by August 1.

Motion to adopt Resolution 2025-R-14.

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

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

11. OLD BUSINESS

12. NEW BUSINESS

13. CITY MANAGER'S REPORT

A. 2026 Tax Budget

Mr. Schommer provided an update on a variety of items to include:

Sugarcreek School property negotiation with Bellbrook Sugarcreek Schools: The school has asked the City to pause efforts until the ESC has reviewed and decides if they want to negotiate for acquisition of the property. The City will have follow up in August.

Traffic Update: Truck signs are posted. Additional speed measurements were conducted on Little Sugarcreek with the same result in the 85th percentile.

Tax Budget: Same format is being used as in the past. No formal action is required at this time.

Mr. Ashley asked about lodging tax/short term rental ordinance update. Staff is currently reviewing the short term rental code and will have some information for next Council meeting.

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14. COMMITTEE REPORTS

- A. Safety Committee – No update; Mr. Hoke was absent.
- B. Service Committee – No update.
- C. Finance/Audit Committee – No update.
- D. Community Affairs Committee – Next meeting will be 7/28 prior to the Council meeting to consider an application for the Museum Board.

15. CITY OFFICIAL COMMENTS –

Ashley – Glad to be back and thanked residents for cards.

Cyphers – Nothing

Greenwood – Read the obituary of Timothy Lee who died on 6/26/2025.

Harding – Talked briefly about the Museum anniversary celebration.

16. EXECUTIVE SESSION

17. ADJOURNMENT

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 7:43pm.

Michael Schweller, Mayor

Robert Schommer, Clerk of Council