

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

June 24, 2024

## 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  
Mr. Ernie Havens  
Mayor Mike Schweller

### ABSENT

Mr. T.J. Hoke

Motion to excuse the absence of Mr. Hoke.

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

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

## 4. APPROVAL OF THE MINUTES

There were no minutes to approve

## 5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

None

## 6. CITIZEN COMMENTS

David Buccalo 126 Lower Hillside Drive addressed the council about parks. He noted there was something said about parks not being youth centric and believes that is not correct. He commented about the council making selections for board members and asked them to review the applicants for park commissioner.

## 7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

None

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## 8. PUBLIC HEARING OF PROPOSED ORDINANCES

None

## 9. INTRODUCTIONS OF ORDINANCES

- A. **Ordinance 2024-O-10**: TO APPROVE A REZONING FROM CENTRAL BUSINESS DISTRICT (B-4) TO PLANNED MIXED-USE DEVELOPMENT (PD-4) FOR THE PROPERTY LOCATED AT 12 WEST FRANKLIN STREET FURTHER IDENTIFIED AS PARCEL L35000100020004200 ON THE GREENE COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD (ZONING CASE PB 24-01) (Havens)

Deputy Mayor Havens read the Ordinance.

Mr. Schommer briefly reviewed the Ordinance as a re-zoning of City owned property at 12 W. Franklin Street. He noted the Planning Board recommended approval of the re-zoning after a public hearing on the Zoning Case. He added if approved, the Ordinance will have a public hearing at the next Regular City Council Meeting.

The Council members discussed downtown parking concerns.

Motion to introduce Ordinance 2024-O-10

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

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

Motion Carries

## 10. ADOPTION OF RESOLUTIONS

- A. **Resolution 2024-R-16**: IMPOSING A TEMPORARY MORATORIUM OF ONE HUNDRED AND EIGHTY (180) DAYS ON THE ISSUANCE AND PROCESSING OF ANY PERMITS ALLOWING ADULT USE CANNABIS OPERATORS WITHIN THE CITY OF BELLBROOK (Cyphers)

Mrs. Cyphers read the Resolution.

Mr. Schommer summarized the Resolution to continue the current moratorium on retail recreational use adult cannabis facilities. He noted there are still details and rules to be confirmed by the State and recommends the City maintain a moratorium until a permanent decision on the Code of Ordinances can be determined.

Motion to adopt Resolution 2024-R-16

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

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

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Schweller  
Motion Carries

- B. **Resolution 2024-R-17**: DECLARING CERTAIN CITY OWNED PROPERTY NO LONGER REQUIRED FOR MUNICIPAL PURPOSES AS SURPLUS AND AUTHORIZING DISPOSAL OF SAID PROPERTY (Ashley)

Mr. Ashley read the Resolution.

Mr. Schommer explained the resolution allows the city to declare the out of service police vehicles as surplus and permits the sale through public online auction. He noted the vehicles are decommissioned and prepared for sale.

The Council discussed where the funds are returned to after auction.

Motion to adopt Resolution 2024-R-17

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

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

Motion Carries

## 11. OLD BUSINESS

None

## 12. NEW BUSINESS

None

## 13. CITY MANAGER'S REPORT

Mr. Schommer provided updates on various topics as noted:

The Main and Franklin Street Improvements project has had a few revisions to provide a better outcome after reviewing the field conditions upon excavation. The revisions have not affected the timeline, and the project is still on schedule for completion by the end of August.

The annual paving program has begun and includes milling on Little Sugarcreek Road. The surface pavement was heavily deteriorated, and extra milling is being done to make sure no additional weight is added to the foundation of the road. He noted Wilmington Pike will also be milled and resurfaced.

He noted there is a process to address the parking complaints near Sackett Wright Park which would have to include establishing a permitting process. He suggested prior to enduring the cost as

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well as ongoing administration of a permit process, placement of some signs to see if that can help reduce the issue.

He noted that after the Annual Financial Report was completed, the audit report of the finances is also now complete and there were no negative findings resulting in another clean audit for the City. The report will be finalized and sent to the Auditor of State for review and certification.

## 14. COMMITTEE REPORTS

A. Safety Committee: None

B. Service Committee: Mr. Greenwood mentioned the water department may beat a record this month with pumping water. Suggested contacting the Utility Billing Department if a lot of water is used for water lawn, or irrigation. Save by having a meter installed by the city for Irrigation. Maintenance Worker 3 job opening with the service department.

C. Finance/Audit Committee: None

D. Community Affairs Committee: None

## 15. CITY OFFICIAL COMMENTS

Mr. Ashley: None

Mrs. Cyphers: None

Mr. Greenwood: Spoke on attending the Family Resource Center's Block Party and June 29, 2024. Also, mentioned the Little Miami Water Shed.

Mr. Harding: None

Mr. Havens: Spoke on the residents having the option for a second meter installation to water lawns.

## 16. EXECUTIVE SESSION

## 17. ADJOURNMENT

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 7:48 pm

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Michael Schweller, Mayor

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Robert Schommer, Clerk of Council