

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

January 27, 2026

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. Ernie Havens

Deputy Mayor T.J. Hoke

Mrs. Kathleen Wright

Mayor Mike Schweller

4. APPROVAL OF THE MINUTES

A. Approval of the January 12, 2026 Regular Meeting minutes.

Mayor Schweller asked if there were any changes to the minutes. Hearing none, the minutes were declared approved as submitted.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

6. CITIZEN COMMENTS

Jenn Leclaire, 3408 Pavillion Lane spoke about helmets for e-scooter riders.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

A. Ordinance No. 2026-O-01 REPEALING SECTION 220.01 "RULES OF COUNCIL" OF CHAPTER 200 "COUNCIL" OF TITLE FOUR "LEGISLATION" OF PART TWO "ADMINISTRATION CODE" OF THE BELLBROOK MUNICIPAL CODE IN ITS ENTIRETY AND ENACTING A NEW SECTION 220.01 "RULES OF COUNCIL" (Ashley)

Mayor Schweller opened the public hearing at 7:06pm.

Mr. Ashley read the Ordinance.

Mr. Schommer provided a synopsis of the Ordinance explaining it repeals the content of Council rules and allows the creation of a policy document for the Council to govern itself, leaving the Ordinance appropriately requiring Council to create and pass the rules.

Mayor Schweller asked if anyone present wished to speak in favor or opposed to the Ordinance. Hearing none, he closed the public hearing at 7:10pm

Motion to adopt Ordinance 2026-O-1

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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

9. INTRODUCTIONS OF ORDINANCES

10. ADOPTION OF RESOLUTIONS

A. Resolution No. 2026-R-03 AUTHORIZING AND RATIFYING TRANSFERS AND ADVANCES WITHIN VARIOUS FUNDS OF THE CITY OF BELLBROOK (Cyphers)
Mrs. Cyphers read the Resolution.

Mr. Schommer explained the resolution was to advance funds into the police fund until the advance from the county auditor is received.

Mr. Ashley asked for clarification between funds 400 and 230.

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

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

B. Resolution No. 2026-R-04 AUTHORIZING THE CITY MANAGER TO PURCHASE A STREET SWEEPER FOR USE BY THE PUBLIC SERVICE DEPARTMENT THROUGH THE OHIO COOPERATIVE PURCHASING PROGRAM, AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS (Greenwood)

Mr. Greenwood read the resolution.

Mr. Schommer explained the resolution allows for the purchase of the street sweeper previously approved in the CIP and 2026 budget. The equipment is available on Ohio State Term Schedule and allows for purchase without separate bidding.

Motion to adopt Resolution 2026-R-04

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

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

11. OLD BUSINESS

A. Discussion and establishment of 2026 Rules of Council

Mr. Schommer explained that the document present to Council will establish actual Rules of Council, meeting time limits, debate limitations, and modifications of agenda.

Biggest change would be under New Business. The Committee Reports would be included here.

All items and business would be covered, just in new areas of the agenda.

Administration was added to Community Affairs for general business such as board appointments.

Formal reports for items referred to the Committee says the Chair can provide informal reports to the Council.

Passage of Resolutions and Ordinances...read by synopsis and title. Still allows for full discussion.

Public Hearing...rather than provide 6 printed copies, the information would be available electronically for anyone to print.

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Mayor Schweller asked if we should change the roll call vote from alphabetical to rotating. Mr. Ashley suggested keeping it alphabetically. Mr. Havens would be in favor of a rotation. Mayor Schweller asked if Council wants to switch to electronic voting.

Deputy Mayor Hoke asked at what point in the agenda would a Council member bring forward a motion not on the agenda. It would be in New Business.

Mr. Greenwood asked about standard committee topics and whether there would be a list of topics to report on. Mr. Schommer explained that if a committee meets and resolves business, that is what would be reported to Council.

Motion to approve the 2026 Rules of Council

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

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

12. NEW BUSINESS

13. CITY MANAGER'S REPORT

Mr. Schommer said staff met with all entities serviced by the Greene Central Communications Center controlled by the City of Xenia to discuss how each department pays for the service. Price will be per capita.

Staff is working on more CIP projects and will bring bids to Council. One will be door control and security systems for City buildings. Also working on software conversion for public records requests, public works, online portal and zoning.

Staff working on branding and marketing with a consultant to streamline our brand and stay consistent.

Working on first audit reports.

No complaints were received during the snow emergency.

Mayor Schweller asked about dispatch...Mr. Schommer said prior to the new pricing we were paying \$300,000 increasing to \$500,000. The new model more reflects the proper numbers.

Mr. Greenwood thanked Mr. Schommer for his efforts.

Deputy Mayor Hoke asked if state funds are used for dispatch. It comes from 911 franchise fees and general fund.

14. COMMITTEE REPORTS

- A. Safety Committee – No update
- B. Service Committee – Mr. Greenwood said backup trucks were not needed, 28 tons of salt used, 1284 miles logged, 141 personnel hours. There were less cars on the street than previous snow emergencies. The complaints received were from Sugarcreek Township residents.
- C. Finance/Audit Committee – No update
- D. Community Affairs Committee – Mr. Havens said there are openings in and applications received for board vacancies. He said there has been some discussion about combining Village Review Board with another due to lack of quorum for last few meetings. He will bring more information when he has it.
Mr. Greenwood said VRB has always had few meetings and agrees that combining would be a good idea.
Mrs. Cyphers also agreed.

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15. CITY OFFICIAL COMMENTS

Mr. Ashley – Thanked Service, Fire and Police for their efforts during the snow.

Mrs. Cyphers – Thanked Service, Fire and Police for their efforts during the snow.

Mr. Greenwood – Thanked Service, Fire and Police for their efforts during the snow. Also commented on Jen LeClaire's comments on helmet safety education.

Mr. Havens – Commented on a young kid on an e bike when it was dark and he almost didn't see him.

Mrs. Wright – Also said she has seen a lot of e bikes.

Deputy Mayor Hoke – Asked if Bellbrook Sugarcreek Park District had equipment for snow removal from park parking lots. His neighbor has a publication about Bellbrook from 1981 and he read stories on how Bellbrook came to be.

Mayor Schweller – Thanked Service, Fire and Police and citizens. Thanked attendees, viewing audience and cameraman.

16. EXECUTIVE SESSION

17. ADJOURNMENT

8:07pm

Michael Schweller, Mayor

Robert Schommer, Clerk of Council