

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

May 9, 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:

Rob Schommer, City Manager

APPROVAL OF MINUTES:

Mayor Schweller asked if anyone had comments or corrections to the minutes of the April 25, 2022 meeting. Hearing none, the minutes were declared to be approved.

MAYOR'S ANNOUNCEMENTS / SPECIAL PRESENTATIONS:

Mayor Schweller wishes all the mothers a belated Mother's Day. He also attended the National Day of Prayer and thanked Mr. Schommer, Chief Bizzarro, and Chief Carmin for their participation. Mayor Schweller thanked the Bellbrook-Sugarcreek Ministerial Association and the Bellbrook House of Prayer for hosting the event.

CITIZEN COMMENTS

Denny Bennett made comment that while working in his yard he dug into his gas shut off valve. He wanted to bring this to everyone's attention to be safe and watch for your shut off to eliminate an emergency.

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PUBLIC HEARING OF PROPOSED ORDINANCES:

None

INTRODUCTION OF ORDINANCES:

Ordinance 2022-O-6 REPEALING AND AMENDING CHAPTER 1450 – PROPERTY MAINTENANCE CODE OF THE BELLBROOK CODE OF ORDINANCES

Mrs. Middlestetter read Ordinance 2022-O-6.

Mr. Schommer stated a detailed presentation will occur at the Public Hearing and noted it passed thru BZA-PRC after a valid motion on decision record 22-01. He then turned it over to Mr. Foster for a brief introduction.

Mr. Foster explains the process involved grammatical changes and new definitions to help the enforcement process. He reviewed changes in definitions including adding definitions for garbage and junk and exterior storage. He noted the changes separate residential and commercial areas regarding outdoor storage.

Mr. Hoke asked a general question for enforcement for a lien placed on a property and beyond that is that the only mechanism to force compliance? Mr. Foster answered there are other options including court and abatement.

Mr. Havens asked are we eliminating the ability to screen at the residential level? Mr. Foster stated it does not. Mr. Havens stated he has seen residential screening items with a tarp to cover items. Mr. Foster noted he hoped that changes to the code would eliminate for aesthetic purposes in residential properties, however, council has final say.

Mrs. Middlestetter noted there used to be one brush pile allowed and now it is eliminated. Mr. Foster noted it is difficult to define the size of a brush pile and concerns about harboring rodents. However, council can strike that if they chose.

Mr. Greenwood asked if screening was a way to have brush piles? Mr. Foster states that would need discussion.

Mr. Havens asked if the code were enacted is the city prepared to enforce it? Mr. Schommer answered yes, it is a health and safety issue. Mr. Havens added it was important to him that if the code was changed to be stricter that we enforced it and not allow it to be violated on day one.

Mayor Schweller asked if the code involved trees and scrubs growing over sidewalks. Mr. Foster stated it is covered in the municipal code.

Mr. Hoke asked if there was a discussion on paint condition and mold. Mr. Foster stated the current code adequately addresses the issue.

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Motion to approve introduction of Ordinance 2022-O-6

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

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

RESOLUTIONS:

Resolution 2022-R-14 URGING THE BELLBROOK SUGARCREEK PARK DISTRICT BOARD OF COMMISSIONERS TO APPROVE SPECIAL EVENT PERMIT-BASED ALCOHOL SALES AND CONSUMPTION IN BELLBROCK PARK

Mr. Hoke read Resolution 2022-R-14

Mr. Schommer has been collaborating with Mr. Stewart the Executive Director of the Bellbrook-Sugarcreek Parks to join the council and support the expanded use of the Parks for events. He noted the interest is bringing more people out in our community for more activities and to help support the Parks. Council and the residence will support this change in the parks. Mayor Schweller sent a letter to the Park Board to show the support for this program.

Motion to adopt Resolution 2022-R-14

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

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

OLD BUSINESS:

None

NEW BUSINESS:

TRASH COLLECTION BID:

Mr. Schommer discussed the bid for trash collection. The existing bid doesn't change except for pricing and the noted exceptions in the bid response. He noted The City of Bellbrook is part of a consortium managed thru the Center for Local Government. The group is comprised of the Cities of Bellbrook, Brookville, and Miamisburg. The goal is to have power in numbers. The bids have been received and only one responded which was Rumpke. There are two options: a Comparative bid as originally bid, and the second is an Alternative bid to reduce the amount of the increase. He noted Engage Bellbrook is

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currently active on the website with a survey about the trash bid. General comments from the Rumpke customers are that they are providing excellent service. Mr. Schommer stated there are three options: except the responsive bid, except the alternative bid, or split out on our own and bid ourselves. He noted increased cost may occur with the decision on the bid with Rumpke, and there is time to decide on the contract with Rumpke.

Mr. Greenwood asked, if they use tonnage for both the trash and recycle. Mr. Schommer stated it is regulated by the fee from Greene County. Fees for Brookville, Miamisburg, and West Carrollton are \$00.25 and Bellbrook at \$00.83.

Mrs. Middlestetter asked why Greene County so much higher. Mr. Schommer stated it factors in a lot of things like the transfer station access, transportation, land fill accessibility, and who they contact with.

Mr. Schommer states individual contracts are higher than what our residents are at currently, even though this will increase. He noted there was a good analysis of the bid created by T. J. White from the Center of Local Government.

Mayor Schweller encourages our citizens to go to the Engage Bellbrook space on our website to provide input on this process.

ENERGY AGGREGATION:

Mayor Schweller discussed the increasing electricity costs, and possibility of following through with an energy aggregation option for the community especially considering the recent rate hikes by AES.

Mr. Schommer explained back in 2003 the community passed an Ordinance for Electricity and for Natural Gas Aggregation, and it is referred to the opt out option of Aggregation. Anyone can visit the Ohio Public Utilities Commissions website to compare and select a vendor to opt into an Aggregation program; however this program allows the City to create a contract just for the residents of Bellbrook with the potential of better savings.

Mr Schommer noted the City is at the step to decide if a broker will be engaged to create an RFP and solicit the market for an energy supplier. He noted the broker itself could be part of a bid process or use it as a professional service and directly negotiate. He added the City would want to get in the market as soon as possible to help our residents with the best cost reduction.

Mr. Hoke asked if there would be any cost to the City. Mr. Schommer stated there was no cost, that the cost for the consultant would be covered in the negotiated reduced energy rate.

Mr. Greenwood asked if it includes gas and electric. Mr. Schommer stated the program could cover both, and the City had already passed legislation for both. He added the program would still need filed and approved through the Public Utilities Commission of OHIO (PUCO) before residents would be able to join or be opted in.

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Mayor Schweller stated he and Council would like to move forward with additional information from a broker and bring the final program for the residents.

CITY MANAGER REPORT:

Mr. Schommer provided an update on various topic to include:

- Award of a \$10,000 grant from the Del Mar Healthcare fund through the Dayton Foundation after a recommendation by the MVRPC Institute for Equitable and Livable Communities Steering Committee. It will be for a Phase 1 assessment for the AARP livable, age-friendly community multi-year planning effort. Bellbrook is already registered in the program ready for next steps. Next phase is a multiyear plan to improve walkability downtown, housing, recreation space, zoning code, and in home aging in place.
- Through the work of Melissa Jones making sure all employees use all elements of the healthcare network to minimize the City's experience, the City will enjoy a 0% increase for our healthcare plan renewal.
- Online Permitting Portal is active, Engage Bellbrook is active through the online presence, new cameras and video system are installed, and cable TV should be active by end of month depending on Spectrum
- Greene County did not fund the Tornado Siren project submitted by EMA. It will be brought back for next steps for our local project.
- Michaela Grant completed graduate school graduating from UD with a Master's. Michaela started with the City as an intern and has contributed a lot of value to the City.

COMMITTEE REPORTS:

SAFETY: Mr., Greenwood and Mrs. Cyphers attended a safety meeting with the schools and township. They are interested in the cross walks and transportation to and from the schools and will continue working with the school's safety group.

SERVICE: Mr. Greenwood noted brush and trash issues in drainage areas. Grates and drainages that get clogged up are cleaned to help the problem.

FINANCE/GOVERNMENT AFFAIRS:

Mrs. Cyphers noted there was a Finance committee meeting held including the topics of the quarterly finance report. In addition, ARPA funding topic was discussed regarding how the reporting would be classified for fund use. The Auditors recommended loss of revenue use to recapture this in the Revenue Replacement (Loss of Revenue). It completes the requirement to the Federal Government and still allows the flexibility to use the ARPA funds on the different items.

Motion to Approve the 2022 First Quarter Finance Report.

Motion Made by Mrs. Cyphers, Seconded by Mr. Hoke.

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

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COMMUNITY AFFAIRS:

Mrs. Middlesetter spoke about the Community Affairs meeting 4/14/2022 to interview two applicants for the Village Review Board. She noted the recommendation from the committee was to appoint Jefferson Seguin.

Motion to appoint Jefferson Seguin to the Village Review Board.

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

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

Voting Abstaining: Mr. Havens

CITY OFFICIAL COMMENTS:

Mr. Harding congratulated the Bellbrook boy's baseball team for their advancement in State Playoffs.

Mr. Havens thanks the staff and Boards for the changes to the property maintenance code. He also encouraged support for the little league at Sacket Wright Park. He also offered congratulations to Team Monkey Brain that is a Drone team for winning a national championship in Florida.

Mr. Hoke congratulated Michaela on her MBA for graduating from UD. He also wanted to thank the residents of Sable Ridge who got together on April 30 to clean up Little Sugarcreek. He also noted the importance on the Tornado sirens discussion.

Mrs. Middlesetter congratulated Michaela on graduating earning her Masters. She offered thanks to Jason and all who worked on the Property maintenance and Rob for all his hard work.

Mr. Greenwood thanks Rob and all staff for the work done for the City.

Mayor Schweller thanks Rob, Jason, and Melissa for their work and efforts, noting the great insurance plan renewal and completed projects. He also offered congrats to Michaela for her graduating accomplishments.

ADJOURNMENT:

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 9:23pm

Michael Schweller, Mayor

Robert Schommer, Clerk of Council