

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

June 8, 2026

CALL TO ORDER

Mayor Schweller called the meeting to order on Monday, June 8, 2026.

PLEDGE OF ALLEGIANCE

Mayor Schweller led the meeting in the Pledge of Allegiance.

ROLL CALL

- **Council Members Present:** Mr. Ashley, Mr. Greenwood, Mr. Havens, Deputy Mayor Hoke, Ms. Wright, Mayor Schweller.
- **Council Members Absent:** Mrs. Cyphers.

A motion was made by Mr. Ashley and seconded by Mayor Schwoerer to excuse Mrs. Cyphers from the meeting. The motion passed 6-0.

APPROVAL OF MINUTES

The minutes from the May 26, 2026, meeting were presented. With no changes or corrections noted, the Mayor declared the minutes approved as submitted.

MAYOR'S ANNOUNCEMENTS AND SPECIAL GUESTS

Mayor Schweller stated there were no announcements for the evening.

CITIZEN COMMENTS

- Kim McCarthy of 2525 Stewart Road, Sugarcreek Township, introduced herself as a candidate for State Representative for District 70. She expressed her vested interest in Bellbrook and discussed her background as an accountant. Ms. McCarthy stated her belief that the state has an obligation to provide a foundation for cities to thrive and that current state policy has been unable to meet that obligation. She intends to address this through good public policy and offered to speak with council members and residents individually.
- Brad Leonard of 1765 Sugar Maple Place addressed the council regarding an AltaFiber junction box placed in the front yard of his vacant lot. He presented diagrams from what he stated was Alta Fiber's master plan, which he said the City approved. The diagrams showed fiber lines being routed under Little Sugar Creek Road to his property. He expressed concern that the placement of the box is in the primary buildable area of his retirement home site. Mr. Leonard reported that his discussions with Alta Fiber have been unsuccessful and that they claimed not to know it was a home site. He requested the City's assistance in pressuring Alta Fiber to relocate the junction box.

CITY MANAGER'S REPORT

City Manager Rob Schommer provided the following updates:

- **Paving Program:** The interior streets paving program has been marked. The process will involve repairs, grinding, and then repaving.
- **Water Towers:** The water tower repainting project is complete.
- **City Building Projects:** The security camera and door lock replacement project is ongoing. This will be followed by a fire alarm replacement, as current systems are end-of-life and no longer serviceable.

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- **Cost-Saving Measures:** The City is exploring alternatives to traditional copper phone lines, which are incurring increasing monthly access charges from telecommunications companies. A cellular modular device is being considered for the four dedicated lines required for alarms and the water plant, which would have an upfront cost but eliminate significant monthly fees.
- **Personnel:** The City is preparing for collective bargaining agreement negotiations. Interviews for public safety personnel are scheduled for the upcoming week.
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Council members inquired about the paving project, with the City Manager clarifying that the work on state routes, such as the microfill sealant used in front of Romer's, is an ODOT project and uses different materials and methods than the City's interior street asphalt replacement. The City Manager also confirmed that negotiations with the two police unions would begin soon, aiming for completion before the August 1st contract expiration, with the fire contract negotiations occurring later in the year. Regarding new street signs, the signs themselves are printed, but the City is awaiting a back-ordered shipment of poles. Once materials arrive, installation will begin with gateway entry signs, followed by Main and Franklin Streets, and then interior streets.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Community Affairs/Administration

There was no legislation for this section.

Finance

- **Ordinance 2026-0-06: An ordinance to proceed to levy an additional tax in excess of the 10 - mil limitation pursuant to Revised Code Section 5705.19 subsection A for all purposes described in subsection 5705.19 subsection A as amended of the Revised Code, which levy shall be one and shall be one and three tenths, 1.3 mills. And shall run for a period of five years, pursuant to Ohio revised code section, 5705.19, and declaring that the question of the tax levy be submitted to the electors at the election to be held November third, twenty twenty six.**
 - **Presentation:** City Manager Schommer presented the ordinance for introduction. This is the next step following the previously passed resolution of necessity to place an existing five-year general fund renewal levy on the ballot. The levy funds general expenses, including stormwater management and interior infrastructure projects. The City recently received the certified calculations from the auditor's office, showing the levy generates approximately \$235,000, and will have further details on how that funding will be used for the public hearing at the next meeting.
 - **Discussion:** Council noted that while legally termed an "additional" tax, it is a renewal of an existing levy, not a new tax. As a renewal, it maintains the same homestead exemption, rollbacks, and reduction factors. It was confirmed this is the City's only non-continuous levy.
 - **Motion:** Mr. Ashley made a motion for the introduction of Ordinance 2026-0-06. Mr. Havens seconded the motion.
 - **Vote:** Passed 6-0.

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Public Safety

There was no report for this committee.

Public Service

There was no report for this committee.

CITY OFFICIAL COMMENTS

- **Mr. Ashley:** Reported representing the City at the high school film festival over the past weekend, noting it as a good event.
- **Mr. Greenwood:** Stated the library's summer reading program kickoff at Bellbrook Park on the previous Saturday was very well attended by people from Bellbrook and surrounding areas.
- **Mr. Havens:** Addressed Mr. Leonard regarding the easement issue, expressing empathy and noting that such easements are common throughout the city. He offered to discuss the matter further with Mr. Leonard to see if he could provide any assistance.
- **Ms. Wright:** Had no comments.
- **Deputy Mayor Hoke:** Reported that he had spoken with Kimberly Hanks from the Bellbrook-Sugarcreek Community Support Center. He praised the coordination between the City and the Support Center to assist residents with properties in distress due to hardship, aligning with the city's age-friendly community goals.
- **Mayor Schweller:** Had no comments.

ADJOURNMENT

A motion was made by Mr. Ashley and seconded by Mr. Greenwood to enter into executive session to consider the purchase of property for public purposes, the sale of property at competitive bidding or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with Section 505.10 of the Revised Code. The motion passed 6-0.

Following the executive session, a motion was made by Mr. Ashley and seconded by Mr. Greenwood to adjourn the executive session. The motion passed 6-0.

With no further business, the Mayor declared the meeting adjourned. The next scheduled meeting is Monday, June 22, 2026.

Michael Schweller, Mayor

Robert Schommer, Clerk of Council