

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

January 12, 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
Deputy Mayor Ernie Havens
Mr. T.J. Hoke
Mrs. Kathleen Wright
Mayor Mike Schweller

4. APPROVAL OF THE MINUTES

A. Approval of the December 22, 2025, Regular Meeting minutes.

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

Mayor Schweller welcomed newly elected Council member, Kathleen Wright, and re-elected Katherine Cyphers and Forrest Greenwood.

6. CITIZEN COMMENTS

Jen LeClaire, 3408 Pavillion Lane, made comments on Ordinance 2025-O-17 and asked a question about 2026-O-01.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

A. Ordinance No. 2025-O-17 TO APPROVE A REZONING FROM AGRICULTURAL (A-1) TO OFFICE BUILDING DISTRICTS (O-1) FOR THE PROPERTY LOCATED AT 3900 FRANKLIN STREET FURTHER IDENTIFIED AS PARCEL L35000100080000300 ON THE GREENE COUNTY AUDITOR'S MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD (ZONING CASE PB 25-04) (Havens)

Mayor Schweller opened the public hearing at 7:03pm

Deputy Mayor Havens read the Ordinance.

Miss Spaugy reviewed the staff report explaining the applicant's request for rezoning.

Dr. Tyler Lanning was present to address Mr. Hoke's question about topography. Mr. Hoke wants an update when grading is finished.

Dr. Lanning explained that drainage will go east across the property.

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Deputy Mayor Havens asked where water drains. Dr. Lanning did not have a definitive answer. Havens suggested he reach out to neighbors around the property. Dr. Lanning said he has reached out to no avail.

Mr. Hoke asked Dr. Lanning for pictures and they are in the packet.

Dr. Lanning answered further questions about lighting and planting trees. Council recommended reaching out to someone named Elaine from Night Sky.

Mayor Schweller asked if anyone present wished to speak for or against the proposed rezoning. Monique Arnell 1953 N Regent Park asked how traffic will flow into the complex and will there be a traffic light. (Unable to hear Dr. Lanning's full answer due to background discussion and he was not near a mic) He said there is an access road.

Miss Spaugy confirmed that Dr. Lanning has met the requirements for this project.

Hearing closed at 7:32

Motion to approve made by Deputy Mayor Havens, Seconded by Mr. Greenwood

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

9. INTRODUCTIONS OF 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) Mr. Ashley read the Ordinance.

Mr. Schommer explained that currently, Rules of Council are part of the Bellbrook Municipal Code and the change takes them out of the Ordinances because they are not intended to guide the community. They will become a policy manual that Council will review and adjust each year accordingly to conduct meeting business.

Mr. Hoke asked what the process is going forward to update. Mr. Schommer said they would be passed through Council not embodied into the Ordinance.

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

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

10. ADOPTION OF RESOLUTIONS

A. Resolution 2026-R-01 AUTHORIZING THE SALARY SCHEDULE AND MERIT PERFORMANCE PAY OF EMPLOYEE POSITIONS NOT COVERED BY A COLLECTIVE BARGAINING AGREEMENT (Greenwood)

Mr. Greenwood read the Resolution

Mr. Schommer explained the Resolution makes a correction to the currently approved salary ranges for the Executive Assistant position to allow for the salary to be within the intended range.

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

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

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B. Resolution No. 2026-R-02 AUTHORIZING AND RATIFYING TRANSFERS AND ADVANCES WITHIN VARIOUS FUNDS OF THE CITY OF BELLBROOK (Cyphers)
Mrs. Cyphers read the Resolution

Mr. Schommer explained that the City has a new fund from the passing of the Public Safety levy and in order to operate using that fund, we need to transfer money from the general fund until the first disbursement is received from Greene County which is expected during the first quarter of 2026.

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

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

11. OLD BUSINESS

12. NEW BUSINESS

A. Deputy Mayor Nominees and Election

Mayor Schweller explained the Deputy Mayor Process.

Mayor Schweller opened the floor for nominations

Mrs. Cyphers nominated T.J. Hoke, seconded by Mr. Havens.

Mr. Ashley nominated Mr. Greenwood seconded by Mrs. Cyphers.

Hearing no other nominations, Mayor Schweller closed the floor to nominations.

Mr. Schommer passed out ballots and tallied them.

Mr. Hoke received 5 votes and Mr. Greenwood received 2. Mr. Hoke won the ballot.

B. Discussion and consideration of 2026 Council Rules.

Rules would be reviewed yearly and would reflect how meetings are conducted. One recommended change is the structure of the agenda to eliminate duplications by combining New Business and Introduction of Ordinances and Resolutions. Also combining Citizen Comments and City Manager Report or placing the items closer together in the meeting. Next would be to relocate Old Business, change Community Affairs Committee to Community Affairs / Administrative Committee. Also to change from reading an entire ordinance or resolution but to provide a general synopsis during meetings, use electronic voting rather than roll call, eliminate the requirement of 6 paper copies of the agenda and to print as requested. Mr. Havens asked if there is any liability if a synopsis isn't clear. Mr. Schommer clarified that questions would be asked and clarification provided.

C. Discussion and Mayoral assignment of standing and other committee members.

Each Council commits to serving on 2 committees.

Mayor Schweller asked if anyone would like to make changes to their current positions. Mr. Havens would like to step down from the Finance / Audit Committee. Mrs. Wright will serve. Mr. Greenwood would like to serve on Community Affairs in place of Mr. Harding. Mr. Ashley wants to switch from Community Affairs to Service.

Mrs. Wright will serve on Community Affairs.

One opening on Finance / Audit since Mr. Greenwood switched to Community Affairs. Mr. Ashley will serve on Finance / Audit.

Mr. Havens will serve on Service Committee.

Board and Commission Liaisons –

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Planning – Delegate Forrest Greenwood and alternate Katherine Cyphers
Village Review – Delegate T. J. Hoke and alternate Forrest Greenwood
Chamber of Commerce – Delegate Forrest Greenwood, alternate Logan Ashley
MVRPC – Delegate Forrest Greenwood, alternate Logan Ashley
Museum – Delegate Logan Ashley, alternate Forrest Greenwood
BZA / PRC – Delegate Ernie Havens, alternate Katherine Cyphers
Greene Co Regional Planning – Delegate Ernie Havens, alternate Forrest Greenwood

13. CITY MANAGER'S REPORT

Currently holding a volunteer drive for the Museum to try and accommodate more events. Also have vacancies on Planning, Village Review and possibly BZA / PRC.

We will be modifying our hiring process for Public Safety by possibly recognizing prior public service and eliminating testing for lateral entry police officers.

14. COMMITTEE REPORTS

- A. Safety Committee – No update
- B. Service Committee – Mr. Greenwood said the Service Dept is working with Greene Co on the paving program and will be installing street signs.
- C. Finance/Audit Committee – No update
- D. Community Affairs Committee – Mr. Havens recapped on the board vacancies and encouraged people to apply.

15. CITY OFFICIAL COMMENTS

Mr. Ashley – Reassured that the fires at Tom's Mulch are not being extinguished with water so nothing is running off into the water system.

Mrs. Cyphers – Nothing

Mr. Greenwood – Said he's glad to have been re-elected to another 4-year term.

Deputy Mayor Hoke – Thanked everyone for confidence in making him Deputy Mayor, welcomed Mrs. Wright. Also commented on eliminating property taxes; if that were to happen it would impact schools and public safety and take away from the local level and put it at state level by increasing sales tax and income tax causing competition for funds.

Mrs. Wright – Said she is happy to part of a great Council. Met with Senator Brian Lampton regarding property taxes and found that the increase has been capped at 3% and we risk losing a lot if property taxes are eliminated.

Mr. Havens – Nothing

Mayor Schweller – Congratulated T. J. Hoke for Deputy Mayor and thanked attendees, audience members and cameraman.

16. EXECUTIVE SESSION

17. ADJOURNMENT

8:30

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Michael Schweller, Mayor

Robert Schommer, Clerk of Council