

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

November 24, 2025

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

Motion to excuse the absence of Mr. Ashley

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

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

PRESENT

Mrs. Katherine Cyphers

Mr. Forrest Greenwood

Mr. Brady Harding

Deputy Mayor Ernie Havens

Mr. T.J. Hoke

Mayor Mike Schweller

ABSENT

Mr. Logan Ashley

4. APPROVAL OF THE MINUTES

A. Approval of the November 10, 2025, Regular Meeting Minutes

5. MAYOR'S ANNOUNCEMENTS AND SPECIAL GUEST

6. CITIZEN COMMENTS

David Buccalo read a statement about conflicts of interest.

Jenn LeClaire spoke about the Community Improvement Corporation.

7. CITIZENS REGISTERED TO SPEAK ON AGENDA ITEMS

8. PUBLIC HEARING OF PROPOSED ORDINANCES

9. INTRODUCTIONS OF ORDINANCES

A. Ordinance No. 2025-O-15 AN ORDINANCE APPROVING THE APPROPRIATIONS FOR EXPENSES OF THE CITY OF BELLBROOK FOR THE PERIOD BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY (Cyphers)

Mr. Schommer said a more detailed presentation will be available at the public hearing on December 8. Property tax related funds associated to the budget are structurally

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balanced thanks to the passage and adoption of Issue 3.

Motion to introduce Ordinance 2025-O-15

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

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

10. ADOPTION OF RESOLUTIONS

A. Resolution 2025-R-23 ADOPTING THE CITY OF BELLBROOK FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR 2026-2030 (Havens)

Mr. Schommer explained there is no action required tonight. Resolution only needed to be introduced. The CIP has expenditures from the water fund. We have collected \$860,000+ from PFAs lawsuit funds. The City plans to hire a firm to review our water system for PFAs remediation and maintain compliance as we do today. A new medic is also included in the CIP with an estimated 4 year wait. Also a new street sweeper / vac which will also be useful for water main breaks.

11. OLD BUSINESS

A. Small Livestock Ordinance Discussion

Mr. Schommer said there was a total of 68 surveys completed and validated.

Mrs. Cyphers suggested to move forward with the legislation. The Ordinance will be introduced at the next meeting. Mr. Hoke said he thinks the survey results seem to align with our plans. Mr. Greenwood said the survey results say most people either have no opinion, approve or disapprove and it's time to move forward one way or another.

12. NEW BUSINESS

13. CITY MANAGER'S REPORT

Mr. Schommer said the final piece of our speed awareness project are in place and have been well received. Data measuring devices are out and a brief summary should be available soon. Mr. Hoke asked for something for NB Little Sugarcreek near MaGee Park.

14. COMMITTEE REPORTS

A. Safety Committee – Mr. Hoke said there is no report from Fire. Chief Carmin thanked citizens for the levy passage and said Happy Thanksgiving. He reminded parents to be aware of attacks thru social media and gaming. Also be mindful of organizations affiliated with Mexican cartels to steal cars.

B. Service Committee – A lot of money is going to water remediation and hopes we can do water softening.

C. Finance/Audit Committee - Nothing

D. Community Affairs Committee- Nothing

15. CITY OFFICIAL COMMENTS

Mrs. Cyphers – Talked about when the CIC was established and the last meeting was in 2023.

Mr. Greenwood – Happy Thanksgiving

Mr. Harding – Happy Thanksgiving and the boy scouts have Christmas trees for sale.

Mr. Hoke – Nothing

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Deputy Mayor Havens – Christmas parade is 12/13 in the evening.

Mayor Schweller – Happy Thanksgiving, be safe and thanked attendees and cameraman.

16. EXECUTIVE SESSION

A. Motion to enter executive session for a conference with the municipal attorney concerning disputes involving the public body that are the subject of pending or imminent court action

Motion to enter executive session for a conference with the municipal attorney concerning disputes involving the public body that are the subject of pending or imminent court action

Motion made by Deputy Mayor Havens, Seconded by Mr. Hoke.

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

Enter 7:41pm

17. ADJOURNMENT

8:40

Michael Schweller, Mayor

Robert Schommer, Clerk of Council