

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

November 14, 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

Mr. Forrest Greenwood
Mr. Brady Harding
Mr. Ernie Havens
Mr. T.J. Hoke
Mrs. Elaine Middlestetter
Mayor Mike Schweller

ABSENT:

Mrs. Katherine Cyphers

Motion to Excuse the Absence of Mrs. Cyphers

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

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

Motion Carries

ALSO PRESENT:

Rob Schommer, City Manager

APPROVAL OF MINUTES:

Mayor Schweller asked if anyone had comments or corrections to the minutes of the October 24, 2022, meeting. Hearing none, the minutes were declared to be approved.

MAYOR'S ANNOUNCEMENTS / SPECIAL PRESENTATIONS:

Diana Duckro presented her Girl scout Gold Award Project. Diana has interest in protecting our environment by reducing pollution using renewable energy sources.

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Mayor Schweller introduced a Mayoral Proclamation for Mr. Byron Branch for his reigning championship for para-fencing and his service to the community.

CITIZEN COMMENTS

Jo Beth Bryant resident at 1918 Stewart Rd. Sent emails and letters regarding receiving money from the City for her business.

Mayor Schweller stated there is no current plan to provide grant funding; however ARPA fund expenditures must be identified by December 31, 2024.

PUBLIC HEARING OF PROPOSED ORDINANCES:

None

INTRODUCTION OF ORDINANCES:

Ordinance 2022-O-9: Repealing title six “other public services” of the Bellbrook Municipal Code and enacting a new title six “other public services” of the Bellbrook Municipal Code

Mr. Hoke read the Ordinance.

Mayor Schweller explained the Ordinance is to record our newest trash contract with Rumpke.

Mr. Schommer explained the Ordinance going over changes to trash collection billing, and other housekeeping items within the original Ordinance no longer applicable.

Mayor Schweller stated the take aways would be the rate going up from \$15.50 to \$21.50 a month with the rate to hold for five years.

Mr. Greenwood asked about the size stating 45 gallons if residents own. He asked if that is the size Rumpke would provide that you can rent from them. Mr. Schommer replied the rental cart is a 95-gallon trash container. This size can be handled by the trucks and smaller cans cannot be handled by the mechanisms on the trucks and are typically loaded by hand.

Mr. Havens asked if he has 64 gallon can that the trash company previously picked up with the truck, this can no longer be put out. Mr. Schommer replied it gives the right for the trash company to say that they can no longer pick up certain size containers due to manual handling as standard language in the agreement. He noted he will review the language with the trash company before the next reading and adoption.

Mr. Brady asked what the reason is for attaching then the additional parts about the 1062 and 1064 end of this. Instead of it being clean just about the trash. Mr. Schommer stated the entire title is being repealed and replaced, noting sections that do not apply are being eliminated. He noted regarding park

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rules, the City can create a set should any future parks be managed by the City.

Motion for the Introduction of Ordinance 2022-O-9.

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

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

Motion Carries

Ordinance 2022-O-10: Approving the appropriations for expenses of the City of Bellbrook for the period beginning January 1, 2023 and ending December 31, 2023. (Mr. Havens)

Mayor Schweller thanked staff for having the budget completed for the first meeting in November, noting the new software is impressive.

Mayor Schweller asked Rob to go over the highlights going from \$8.1 million to \$8.8 million, noting about a \$700K increase from what was expected in 2022.

Mr. Schommer noted the primary difference was the capital project for Franklin Street Bridge which is funded by ODOT.

Mr. Schommer explained the fund balances and how it is on the sheet. He noted a plan needs initiated for 2023 as what we are going to look at for the 2024 budget regarding revenue.

Mayor Schweller asked about the Capital Improvement Fund. Mr. Schommer noted it is \$0 because it appears as line items in the general fund and is no longer a separate fund as guidance from the audit.

Mr. Hoke asked about the Capital Improvement Plan, noting the total has gone down and asked why. Mr. Schommer noted adjustments were made to reduce the expense.

Mr. Schommer reviewed the Expense and Revenue budget worksheets.

Mr. Hoke asked about the Water Fund and the revenue side being lower, asking why would this happen if we have more paying customers. Mr. Schommer explained tap in fees are a big part in this, and the projection for 2024 is fewer fees. He could not explain previous years.

Mayor Schweller explained not a lot of new homes are going up in Bellbrook, and household may have less occupants using less water.

Mr. Havens asked if Rob could explain the last 10 years of water fees. How they go up and down. Mr. Schommer stated this is the financial data we have, noting when the previous software company was abandoned, the existing data was not purchased, only converted. Once converted, only 2 years is available, otherwise a hand check of paper records will be necessary.

Mr. Havens asked about water fees going down and wants to understand the cycle.

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Mayor Schweller asked if we could go back and get hard copies out of the budget books showing the trends so the council can understand. Mr. Schommer explained this information is on the annual audit report and can be retrieved.

Mr. Havens asked what makes us think we are going to have \$79,000 more dollars in revenue. The only items affecting this is the tap in fees and weather. Mr. Schommer replied based on the growth and tap ins from last year, compared to the revenue collected this year. This would create an increase in the revenue for next year, and considering the amount in relation to the budget, the variance is small.

Mr. Hoke asked when the budget worksheet was proposed back on October 24. There was about a 100K difference. Realizing there is probably a lot of things that shifted around. Mr. Schommer stated, yes, as noted the worksheets were just that, and mainly expense only. The overall budget is now complete considering adjustments and revenue.

Mayor Schweller stated we have not had an increase in the water rates in a while. Mr. Schommer replied, from what he understands, no increase since about 2011. He noted it was previously mentioned for future discussions the utility funds are beneficial because they maintain the infrastructure for the city and removes the burden on the general fund for maintenance. He added a good plan would be to include an adjustment for CPI each year and establishing some type of storm utility.

Mayor Schweller asked council if they had any comments or discussion on the introduction to the 2023 budget. We will revisit this at our next meeting.

Mr. Schommer explained that we will have the presentation of the budget with break-downs and forecasts of revenue and expenses.

Motion to Introduce of Ordinance 2022-O-10.

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

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

Motion Carries

RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

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CITY MANAGER REPORT:

Mr. Schommer provided updates on a variety of topics including:

- The outdoor warning sirens will undergo additional testing for final configuration.
- The dispatch contract with Greene Central has a notable increase, and there is current research for quotes from Centerville. It was noted by the County Administrator and the Xenia City Manager, if Sugarcreek Township does not stay with Greene Central, they would no longer service Bellbrook. Staff will evaluate all options and provide more details.
 - Mrs. Middlestetter asked if Greene Central has made any moves to make the cost for Bellbrook and Sugarcreek Twp. equitable, so we are not subsidizing other operations. Mr. Schommer replied yes and no. He noted Bellbrook has a micro center within the dispatch center which is a different scenario from other agencies; however, Bellbrook has provided a subsidy for the operation of the center.
- Gas Aggregation with IGS has begun, and residents should be receiving letters for enrollment.

Mayor Schweller asked if anyone had questions for the City Manager.

Mr. Hoke asks about drainage in Sackett Wright Park, if any information was known about the flood plan. Mr. Schommer noted it is still in discussion, and a meeting will be set up for a site visit by engineers.

Mr. Greenwood asked if MetroNet will be available soon noting they have been seen putting cable in. Mr. Schommer stated their original build-out was a year, and if installed sooner, they will have it on.

COMMITTEE REPORTS:

SAFETY:

Mr. Greenwood spoke on police reports with sick racoons and rabies potential. He noted bats are also carriers of rabies.

SERVICE:

Mr. Greenwood spoke on the recent PAFS testing by the Ohio EPA. There were low levels found, but no concerns noted

FINANCE/GOVERNMENT AFFAIRS:

None

COMMUNITY AFFAIRS:

Mrs. Middlestetter spoke on the ongoing work at the Museum is progressing well, and Christmas in the park next month.

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CITY OFFICIAL COMMENTS:

Mr. Harding thanked Diana Duckro for her presentation, and thanked Byron Branch for his service. He also complimented the work at the museum and offered thanks to Greg Dart for the work being done.

Mr. Havens spoke on the bat issue, but it should not panic us as there is not a problem with bats infecting humans. He also thanked Diana for a great presentation, and thanked Byron for visiting the Lyons Club meeting a month ago where he gave a 30-minute presentation. Mr. Havens stated he was proud Mr. Branch was a resident in Bellbrook and giving him the Proclamation. He also thanked Jo Beth for coming and speaking. He noted his participation in a tour at Greene Central and confirmed our contribution to the dispatch is a shared resource.

Mr. Hoke noted the Bellbrook pee wee football team played in the championship. He also noted, based on Jo Beth's concerns, he would like to propose the City put away \$50K of covid funds for businesses in Bellbrook like Jo Beth's that need assistance.

Mayor Schweller asked Mr. Schommer if he knows what other Cities have done.

Mr. Schommer replied, most non entitlement units have claimed it as lost revenue. He noted there would be a need to identify a fair and equitable process for awarding grants, and to identify a body to make awards and administer and track the money given away. Mr. Schommer stated the City is not set up for this internally. Step one is to create a grant program and set what the requirements, needs, limitations, who is eligible, then from there a rating and criteria to determine how much and who would qualify.

Mr. Hoke asked would it be possible to leverage the administrative side of Greene County and say there is a chunk of our funding, but it must go to Bellbrook. Mr. Schommer states yes, we can approach them to see if this is a possibility.

Mr. Greenwood thanked Diana and Byron. He also spoke on the regional planning commission of Greene County's perspectives for the next 20 years, noting a survey is out and part of a study and report.

Mayor Schweller gave thanks to Mr. Havens for bringing Byron to Bellbrook. He noted this is the last meeting before the Thanksgiving Holiday and wished everyone a Happy and safe Thanksgiving. He noted it will be discussed at the next meeting whether to cancel the council meetings scheduled for December.

ADJOURNMENT:

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at ____pm

Michael Schweller, Mayor

Robert Schommer, Clerk of Council