

# RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

August 22, 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:**

None

## **ALSO PRESENT:**

Rob Schommer, City Manager

## **APPROVAL OF MINUTES:**

Mayor Schweller asked if anyone had comments or corrections to the minutes of the August 8, 2022 meeting. Hearing none, the minutes were declared to be approved.

## **MAYOR'S ANNOUNCEMENTS / SPECIAL PRESENTATIONS:**

Mayor Schweller presented a Proclamation to Jim and Carol Froelich celebrating their 50 years of marriage.

Susan Geoffrey overviewed the activities and services provided by the Bellbrook library.

- Sign for the Bellbrook Library (8,000 visitors in June and July)
- 87 programs and activities (June and July)
- Loved being invited to Music Nights in the Old Village
- Children's Hunger Alliance (snack program will continue by the library)
- Level up tutoring (66 tutoring sessions) no cost. Will continue thru Fall and Winter
- Created map of downtown Bellbrook (maps will be located at art town & library)

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Mayor Schweller and Mr. Greenwood thanked the Bellbrook Library for their hard work.

Kathy Scheller introduced MetroNet and the expansion of fiber internet services for Bellbrook residents.

- Currently in 16 states (residential and business) started in 2005
- Allows customers to download as fast as they can upload
- Better fiber services, customer service, and competitive pricing
- Fastest Internet
- Fiber strain will be customers own and not shared with a neighbor

Mayor Schweller asks when the program will start in Bellbrook. The construction will begin in the Fall, and there will a phone number to contact MetroNet directly.

Mr. Greenwood asked if all different companies will use MetroNet's fiber optics. Mrs. Scheller noted MetroNet manages their own fiber and does not host other companies on their network.

Mr. Brady asked when the project will be complete for Bellbrook, and Mrs. Scheller noted complete buildout within 2 years.

Mr. Hoke asked about the connection boxes, and it was noted MetroNet uses underground boxes that are flush without obstructions.

Mr. Brady asked about customers being notified when the company will be coming into a backyard for work in case of dogs, access etc. It was noted when a resident receives a letter or card notifying MetroNet will be working in their area, they could call the 1-800 number to make special notes about their property.

## **CITIZEN COMMENTS**

None

## **PUBLIC HEARING OF PROPOSED ORDINANCES:**

None

## **INTRODUCTION OF ORDINANCES:**

None

## **RESOLUTIONS:**

Resolution No. 2022-R-25 Declaring certain city owned property no longer required for municipal purposes as surplus and authorizing disposal of said property, whereas the City of Bellbrook is in possession of certain property at an estimated value over 2,500.00 that is no longer needed for municipal purposes. (Mr. Havens)

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Mr. Schommer explained the Resolution allows the purging of items no longer needed to be auctioned off or disposed of

Mr. Hoke asks when items are liquidated where will the revenue go, and Mr. Schommer noted it will be placed in the general fund.

Mayor Schweller thanks city staff for purging items that are no longer needed and taking up space.

## Motion to adopt Resolution No. 2022-R-25

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

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

Motion Carries

Resolution No. 2022-R-26 Authorizing the city manager to enter into an agreement with Rumpke Waste and Recycling for solid waste & recyclable materials collection services within the City of Bellbrook (Mr. Harding)

Mr. Schommer speaks on the alternative bid with Rumpke. Unlimited trash is now defined as six containers or bags. Bulk item pickup simply requires a call ahead to Rumpke/

Mr. Hoke asks when this would go into effect, and it was noted to begin 2023.

Mayor Schweller asks if there have been any complaints with Rumpke. Mr. Schommer stated there has been very little complaints, in fact most comments have been very supportive and appreciative of the service from Rumpke.

## Motion to adopt Resolution No. 2022-R-26

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

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

Motion Carries

Resolution No. 2022-R-27 Authoring transfers between various funds of the City of Bellbrook (Mrs. Cyphers)

Mrs. Cyphers states we are transferring 10,000 from the general fund to the community fund.

Mr. Schommer stated it is to be able to have access to these funds to do abatements for property maintenance violations and issues.

Mr. Harding asks if we get reimbursed for abatements. Mr. Schommer noted the cost of the abatements is billed to the property owner and if not paid, then assessed on the property tax.

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Mr. Havens asks for an overview of what would cost \$4000.00 on an abatement. Mr. Schommer explained the cleanup for one property involved removal of debris, a fallen structure, overgrowth of vegetation and junk within a property. He noted typically the Street Department can handle minor abatements; however there are a few that need additional resources at a cost.

Mr. Hoke asks if the fund is set up on a regular basis. Mr. Schommer noted the funds are budgeted in the General Fund, this transfer moves it into the Community Environment department of the Fund.

## Motion to adopt Resolution No. 2022-R-27

Motion made by Mrs. Cyphers, Seconded by Mrs. Middlestetter

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

Motion Carries

Resolution No. 2022-R-28 Awarding a bid and authoring the City Manager to enter into an agreement for construction and installation of storm drain improvements (Mr. Greenwood)

Mayor Schweller states the bid opening was August 17, 2022 and this is a project noted for use of the ARPA funds.

Mr. Schommer reviewed the submitted bids, noting the recommended contractor was lowest and best.

Mr. Havens states he sees Lower Hillside and not Hess on this project. Mr. Schommer noted Lower Hillside was the area surveyed for this project and could serve as a phase one of the project.

## Motion to adopt Resolution No. 2022-R-28

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

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

Motion Carries

Resolution No. 2022-R-29 Awarding a bid and authoring the city manager to enter into an agreement with for installation of an outdoor warning system (Mr. Hoke)

Mr. Schommer explained the Resolution and the 2 bids received for the warning siren systems using ARPA funds for the project.

Mr. Hoke asks do we have an analysis of what decibel levels will be reached. Mr. Schommer noted it was included in the bid packet and the submissions. The decibels reference FEMA guidelines; however are affected by a number of environmental factors.

Mr. Harding asks who selected the locations. Mr. Schommer noted staff and the bid respondents did with focus on meeting the goal of coverage to all parts of the City. The two locations

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Mr. Havens expresses his concerns on the money. Feels prioritizing a list on what we wish to spend the money on before a decision is made.

Mr. Hoke asks if we could see what the decimal coverage is with just one. Mr. Schommer stated he has that information and will provide it.

## Motion to adopt Resolution No. 2022-R-29

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

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

Voting No: Mr. Havens, Mr. Hoke

Motion Carries

Resolution No. 2022-R-30 Authoring the city manager to enter into an agreement to hire special counsel for legal services related to PFAS. (Mrs. Middlestetter)

Mr. Schommer explained this allows special counsel to be hired regarding the PFAS contamination issue noticed throughout water systems in the region. He noted that our water system is not polluted or dangerous; however likely contains the PFAS chemicals, also known as “forever chemicals”. The water system is inspected by EPA for quality, and if there is a presence of PFAS caused by the chemical companies, there is legal action that can be taken to seek the cost of removing the chemicals from the water supply.

## Motion to adopt Resolution No. 2022-R-30

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

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

## **OLD BUSINESS:**

None

## **NEW BUSINESS:**

Mr. Schommer explained creating a CIC has been on the goals list and has been placed on the agenda for action. He noted the process involves filing Articles of Incorporation, and a resolution would be needed to designate the CIC as an economic development agent of the city.

Mayor Schweller asks if there is an opportunity to use ARPA money for funding projects thru the CIC. Mr. Schommer states it is possible if it meets the criteria of forward based economic recovery.

Mayor Schweller and Mr. Hoke express the CIC would be great for the community and business around Bellbrook.

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Mrs. Middlestetter asks if there is only a certain number of CICs within a county  
Mr. Schommer states there is a possibility for different political subdivisions to come together to form a single CIC, but not aware of restrictions to the number within a County.

Mr. Hoke asks if there is any coordination we can do with the township. Mr. Schommer stated multi political subdivisions can join to have the CIC as their development arm.

## Motion to Authorize the city manager to proceed forward with the Community Investment Corporation (CIC)

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

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

Motion Carries

## **CITY MANAGER REPORT:**

Mr. Schommer stated the Audit is complete and the findings were a clean audit for 2021. He noted the City is going to consult with Julian and Grube for uniform guidance policies and procedures.

Mayor Schweller reviewed the post audit conference call and how the auditors spoke very highly of the city. He offered thanks to the staff for the high level of services provided this last year.

Mr. Schommer noted the current energy market reflects potential timing to lock in an agreement for gas aggregation and will bring that to the next meeting.

## **COMMITTEE REPORTS:**

### **SAFETY:**

Mr. Greenwood noted the Lions Club Festival was a great success and went well.

### **SERVICE:**

Mr. Greenwood noted the Museum is temporarily closed for renovation while repairs and improvements are made.

### **FINANCE/GOVERNMENT AFFAIRS:**

None

### **COMMUNITY AFFAIRS:**

Mrs. Middlestetter noted there were two applicants for the planning board. A recommendation will be

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available at the next meeting

## **CITY OFFICIAL COMMENTS:**

Mrs. Cyphers thanked the Lions Club for another great festival.

Mr. Harding thanked to the Lions Club and offered congrats to Jim and Carol Froelich for their anniversary. Her also noted concerns about the timing of the traffic light at Lakeman and 725.

Mr. Havens offered thanks to Mr. Schommer on the work being done on the abandoned and problem properties in Bellbrook. He also noted a great job on the Audit.

Mr. Hoke thanked the Lions Club for a great festival and also appreciated moving forward with the CIC.

Mrs. Middlestetter thanks Mr. Schommer for the work on the audit and progress in the City and also appreciates the and Lions Club for another great festival.

Mr. Greenwood noted he is impressed on the projects being done by residents and the improvement in their properties adding value to Bellbrook.

Mayor Schweller thanked the Lions Club for a great festival and car show. He also offered congrats to Jim and Carol on their 50 years of marriage.

## **EXECUTIVE SESSION:**

None

## **ADJOURNMENT:**

Hearing no further business coming before the Council, Mayor Schweller declared the meeting adjourned at 8:54pm

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Michael Schweller, Mayor

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Robert Schommer, Clerk of Council