

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

July 27, 2026

CALL TO ORDER

- Mayor Schweller called the meeting to order on July 27, 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 (excused)
- Motion to excuse Mr. Cyphers:
 - Motion: Made by Mr. Ashley
 - Second: Ms. Wright
 - Vote: Passed 6-0 (Ayes: Ashley, Greenwood, Havens, Hoke, Wright, Schweller)

APPROVAL OF MINUTES

- Approval of Minutes of July 13, 2026:
 - Action: Approved as submitted by unanimous consent

MAYOR'S ANNOUNCEMENTS AND SPECIAL GUESTS

- Mayor Schweller had no announcements in the initial portion of the meeting.

CITIZEN COMMENTS

- Jenn LeClaire (3408 Pavilion Lane) addressed plans for four pop-up, food-centered farmer's markets in late August and early September 2026 in downtown, coordinated with the City and the Bellbrook-Sugarcreek Chamber; she invited vendor applications via the Bellbrook Farmers Market Facebook page and email.
- Ann Beeman (33 Upper Hillside Drive) discussed the future of Sugarcreek Elementary, requested a diverse committee to salvage architectural elements for memorial use if demolition proceeds, suggested alumni keepsake fundraisers, and proposed a community farewell event.

CITY MANAGER'S REPORT

- Mr. Schommer provided updates:
 - Fiber Infrastructure: AltaFiber nearing completion and AT&T upgrading within an existing service area; coordination with a neighborhood to improve contractor methods; restoration standards emphasized; resident concerns resolved; most work expected to conclude within weeks.
 - Water Filtration and System Improvements: Initiated scoping and design with the

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engineering firm for a new facility to deliver softened water and address PFAS and other contaminants; initial EPA funding secured for scoping; evaluating contractor-at-risk design-build versus progressive design-build with preference for contractor involvement during design while retaining engineering ownership; target to lock in delivery approach by year's end; operational completion of water softening anticipated in 2028; design phase projected to encompass the following year, with construction potentially beginning late next year; final particulate reduction goals to be determined during design; some residents may still prefer personal softening systems after project completion.

- Personnel: Part-time fire hires completed; one full-time offer made; additional full-time police interviews scheduled; recruitment showing improvement.

OLD BUSINESS

- No items were presented or acted upon.

NEW BUSINESS

Community Affairs/Administration

- **Resolution 2026-R-22 Authorizing City Manager to Negotiate and Enter into a Real Estate Purchase Contract for the Purchase of a 5.1550 Acre Parcel, Located 51 South East Street**
 - Presentation: Mr. Schommer explained the resolution would allow the City to partner with the Bellbrook-Sugarcreek Schools regarding the property at 51 South East Street. Because the district, as current owner, cannot apply for certain Brownfield grants for demolition and remediation, transferring ownership to the City would enable grant eligibility. If awarded, the City would take ownership and use funds for demolition, aiming to redevelop the property for public use (e.g., park or community space). If the grant is not secured, ownership would revert to the school district, avoiding financial risk to City taxpayers. Superintendent Doug Cozad elaborated that aging buildings are a financial liability with no future operational need, reviewed public engagement since October 2024 (including lot split and sale of the one-story building to the Greene County ESC), and stated partnering with the City for demolition of the three-story building is the most responsible path, removing liability while enabling a community asset.
 - Council Discussion: Council members expressed strong support. Mr. Havens acknowledged the school board's public outreach and compatibility with neighborhood use. Mr. Greenwood praised the agreement as a win-win that maintains City control over the downtown property without cost to taxpayers. Mayor Schweller and Council confirmed reversion to the school district if the grant is not secured, acknowledged earlier comments by Ms. Beeman, and affirmed commitment to preserving building history during redevelopment.
 - Motion: Mr. Havens moved to adopt Resolution 2026-R-22; seconded by Deputy Mayor Hoke.
 - Vote: Voting Yea: Mr. Ashley, Mr. Greenwood, Mr. Havens, Deputy Mayor Hoke, Mrs. Wright, Mayor Schweller

Finance

- **Resolution 2026-R-24 Authorizing the Salary Schedule and Mayor Performance Pay of Employee Positions not Covered by a Collective Bargaining Agreement**
 - Presentation: City Manager Schommer stated this annual resolution sets salary schedules

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for non-union employees effective August 1, maintaining parity with collective bargaining agreements regarding cost-of-living adjustments and step increases; changes would require a supplemental appropriation as not included in the current budget.

- Council Discussion: Ms. Wright thanked the City Manager for extensive research and comparison with surrounding communities informing the proposal.
- Motion: Mr. Greenwood moved to adopt Resolution 2026-R-24; seconded by Deputy Mayor Hoke.
- Vote: Voting Yea: Mr. Ashley, Mr. Greenwood, Mr. Havens, Deputy Mayor Hoke, Mrs. Wright, Mayor Schweller

Public Safety

- Committee Reports:
 - Police Department: Farewell extended to Officer Bennington, former School Resource Officer (SRO), who moved to another agency; interviews scheduled for two internal SRO candidates; two prospective officers in the hiring pipeline.
 - Fire Department: Operations reported as running smoothly; new firefighters onboarding; a new medic unit discussed later.
- **Resolution 2026-R-23 Approving and Ratifying the Collective Bargaining Agreements for Police Officers and Sergeants with the Fraternal Order of Police Ohio Labor Council Incorporated for the Time Period August 1st, 2026 through July 31st, 2029**
 - Presentation: Mr. Schommer reported tentative agreements reached with police officers' and sergeants' unions, both ratified by union votes. He requested Council ratification, noting terms aimed at increasing competitiveness in recruitment and commending professionalism during negotiations.
 - Council Discussion: Mayor Schweller expressed satisfaction with the agreement's potential to aid recruitment and noted negotiations were conducted without outside legal counsel. Mr. Havens highlighted a provision allowing transfer of sick leave from other departments as a positive step and supported measures to attract and retain officers amid widespread recruitment challenges.
 - Motion: Mr. Havens moved to adopt Resolution 2026-R-23; seconded by Ms. Wright
 - Vote: Voting Yea: Mr. Ashley, Mr. Greenwood, Mr. Havens, Deputy Mayor Hoke, Mrs. Wright, Mayor Schweller
- **Resolution 2026-R-25 A Resolution Authorizing the City Manager to Purchase a Medic Unit for Use by the Fire Department Through the Ohio Cooperative Purchasing Program and Waiving the Competitive Bidding Requirements**
 - Presentation: Mr. Schommer reported the resolution authorizes the future purchase of a new medic unit with an approximate four-year delivery timeline, locking in current pricing and protecting against cost increases; purchase to be made through the Ohio Cooperative Purchasing Program, satisfying competitive bidding requirements; specification to match the unit ordered in 2021; funds currently budgeted to be re-appropriated closer to delivery.
 - Council Discussion: Council members noted the current medic's age (approximately 15 years) and diesel engine characteristics given short-distance use; expressed positive reception of the last new medic unit and approval of proactive planning for long lead times.
 - Motion: Mr. Ashley moved to adopt Resolution 2026-R-25; seconded by Deputy Mayor

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Hoke

- Vote: Voting Yea: Mr. Ashley, Mr. Greenwood, Mr. Havens, Deputy Mayor Hoke, Mrs. Wright

Public Service

- **Resolution 2026-R-26 A Resolution Authorizing the City Manager to Negotiate and Enter into a Lease Agreement for Parcel ID L32000200170044, Consisting of 16.6 Acres of Wellfield Land Located on State Route 725**
 - Presentation: Mr. Schommer explained the resolution renews a long-standing lease for wellfield property used as a driving range; the lessee maintains the property in exchange for use; the new lease begins after the current one expires at the end of August 2026 and includes updated wellfield protection language; the arrangement has been mutually beneficial with maintenance costs comparable to lease value.
 - Council Discussion: Council agreed the arrangement works well and should continue; noted the lease has been in place for at least five years; discussed high weeds in ditches along Washington Mill Road near the property. Mr. Schommer clarified the ditches are in the township, with city crews assisting in mowing to ensure visibility at the intersection.
 - Motion: Ms. Wright moved to adopt Resolution 2026-R-26; seconded by Deputy Mayor Hoke
 - Vote: Voting Yea: Mr. Ashley, Mr. Greenwood, Mr. Havens, Deputy Mayor Hoke, Mrs. Wright, Mayor Schweller

CITY OFFICIAL COMMENTS

- Mr. Havens: Thanked the school board and staff for public engagement on the 51 South East Street property and expressed appreciation for work on the police union contract.
- Mr. Greenwood: Commended the structure of the agreement with the school district.
- Mayor: Thanked the school board, school staff, and city staff for efforts and partnership on the property agreement; expressed satisfaction with the police contract negotiation process.
- Mr. Ashley: Had nothing to report.
- Ms. Wright: Had nothing to add.
- Deputy Mayor Hoke: Had nothing further.
- Additional Announcement: A city event for the 250th anniversary was announced for September 12, 2026, from 9:00 AM to 6:00 PM, with a band from 6:00 PM to 9:00 PM; more details forthcoming.

EXECUTIVE SESSION

- Motion to enter executive session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official:
 - Motion: Mr. Ashley
 - Second: Mr. Greenwood
 - Vote: Passed 6-0
- The Mayor stated any business resulting from the session would be conducted in open council and noted the end of the meeting for the viewing audience.
- Motion to exit executive session:
 - Motion: Mr. Ashley

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- Second: Mr. Greenwood
- Vote: Passed 6-0

- No business was brought forth following the executive session.

ADJOURNMENT

- Adjournment time: Not stated in the recording.
- Next scheduled meeting date: Monday, August 10, 2026.

Michael Schweller, Mayor

Robert Schommer, Clerk of Council