

RECORD OF PROCEEDINGS

Bellbrook City Council Meeting

April 13, 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

Mr. Ernie Havens

Deputy Mayor T.J. Hoke

Mrs. Kathleen Wright

4. APPROVAL OF THE MINUTES

A. Approval of the March 9, 2026 Regular Meeting minutes.

5. MAYOR'S ANNOUNCEMENTS / SPECIAL GUEST AND PRESENTATIONS

6. CITIZEN COMMENTS

Seth Hansen, 86 N West Street spoke about changing the one-way street proposition.

Jen LeClaire, 3408 Pavilion Lane, spoke about the one-way street proposition.

Brad McWilliams, 44 N West Street, spoke about the one-way proposition.

Carmen Ferraro, 43 N West, spoke about one-way street change.

7. CITY MANAGER'S REPORT

Mr. Schommer said the City has received some complaints about safety with parking and cars exiting on Walnut Street. Our Service Department and Engineer have reviewed potential methods to address concerns.

8. PUBLIC HEARING OF PROPOSED LEGISLATION

9. OLD BUSINESS

10. NEW BUSINESS

11. Community Affairs / Administration

A. Board and Commission Appointments

Motion to Appoint Stephanie Senkiw to Planning Board

Motion made by Mr. Havens, Seconded by Mrs. Wright.

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

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

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

Motion to Appoint Lakisha Taylor to BZA/PRC

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

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

B. Discussion on DORA establishment process.

Motion to direct the City Manager to complete the statutory application for a DORA

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

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

C. Ordinance No. 2026-O-02 TO APPROVE A REZONING OF PARCEL L35000200050007100 AS IDENTIFIED ON THE GREENE COUNTY AUDITOR'S MAP LISTED AS 51 S EAST STREET TO SPLIT AND CREATE A NEW LOT AND PARCEL AND ACCEPTING THE RECOMMENDATION OF THE PLANNING BOARD (ZONING CASE 26-PB-01)

Motion to introduce Ordinance 2026-O-02

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

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

12. Finance

A. Ordinance 2026-O-03 AMENDING ORDINANCE 2025-O-15 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF BELLBROOK FOR THE PERIOD BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY.

Mr. Schommer explained this Ordinance is based on donations to the Museum and Police / Fire funds, needed capital repair for which we have received a grant for the History Comes Alive event, and for the new roof on the Winters Library building.

Motion to adopt 2026-O-03

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

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

B. Ordinance 2026-O-04 AMENDING TITLE FOUR – UTILITIES, CHAPTER 1042 – WATER, SECTION 1042.07 – OPERATION FEES OF THE BELLBROOK CODE OF ORDINANCES.

Mr. Schommer explained this Ordinance is for consistency in fees from returned payments and other water fees. It does not increase fees.

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

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

C. Resolution 2026-R-11 AUTHORIZING THE CITY MANAGER TO ENTER INTO A FULL SERVICE STREET LIGHTING AGREEMENT WITH MIAMI VALLEY LIGHTING, LLC, RATIFYING THE AGREEMENT RETROACTIVE TO JANUARY 1, 2026.

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

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

- D. Resolution 2026-R-12 AUTHORIZING THE CITY MANAGER TO EXPEND FUNDS TO COVER THE COSTS OF VARIOUS GOODS AND SERVICES ORDERED FOR CITY OPERATIONS AND TO MAKE PAYMENT ON INVOICES WITH A THEN AND NOW CERTIFICATE.

This legislation allows the City of pay for goods and services provided prior the encumbrance of funds; specifically for an invoice from 2025 that wasn't received until 2026.

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

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

13. Public Safety

- A. Ordinance 2026-O-05 AMENDING PART FOUR – TRAFFIC CODE, TITLE FOUR – PUBLIC WAYS AND TRAFFIC CONTROL DEVICES, CHAPTER 412 – OBSTRUCTION AND SPECIAL USES OF PUBLIC WAYS TO CREATE A NEW SECTION 412.05 – LOW SPEED MICROMOBILITY DEVICES OF THE BELLBROOK CODE OF ORDINANCES.

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

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

- B. Resolution 2026-R-13 AUTHORIZING THE CITY MANAGER TO PURCHASE REPLACEMENT CARDIAC MONITORS FOR USE BY THE FIRE DEPARTMENT THROUGH THE OHIO COOPERATIVE PURCHASING PROGRAM AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

Motion made by Mr. Ashley, Seconded by Mrs. Wright.

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

- C. Resolution 2026-R-14 AUTHORIZING THE CITY MANAGER TO RECEIVE QUOTES AND ENTER INTO AN AGREEMENT TO UPDATE AND/OR REPLACE THE CAMERA AND BUILDING CONTROL SECURITY SYSTEM FOR CITY HALL.

This item was part of the Capital Improvement Plan.

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

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

14. Public Service

Mr. Greenwood said there's not citizen support for 2026-O-06 so he feels it's best to table the issue for now.

Michael Main, 75 N West, asked if the street would be closed during the Sugar Maple Festival.

- A. Ordinance 2026-O-06 ESTABLISHING WALNUT STREET AND HIGH STREET IN THE CITY OF BELLBROOK AS ONE-WAY STREETS. (Tabled)
- B. Resolution 2026-R-15 AUTHORIZING THE CITY MANAGER TO RECEIVE QUOTES AND ENTER INTO AN AGREEMENT TO REPLACE THE ROOF ON THE WINTER'S LIBRARY BUILDING.

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

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

- C. Resolution 2026-R-16 AUTHORIZING THE CITY MANAGER TO ENTER INTO RELATED AGREEMENTS WITH THE GREENE COUNTY ENGINEER'S OFFICE FOR THE 2026 COLLECTIVE PAVING AND MARKING PROGRAM AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

Mr. Havens said that residents have asked which vendor will be paving prior to their start. The vendor is publicly available.

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

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

15. CITY OFFICIAL COMMENTS

Mr. Ashley – Sue Jeffrey wanted the public to know the library is turning 125 years old. April 28 is the celebration.

Mrs. Cyphers – Nothing

Mr. Greenwood – Historical Society is having a tariff talk on April 20

Mr. Havens – Nothing

Mrs. Wright – Nothing

Deputy Mayor Hoke - Nothing

16. EXECUTIVE SESSION

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

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

Entered Exec Session at 20:03

Exited 20:33

17. ADJOURNMENT

20:33

Michael Schweller, Mayor

Robert Schommer, Clerk of Council