



## **BELLBROOK CITY COUNCIL AGENDA**

**June 27, 2016**

**6:00 pm-Finance Committee Meeting**

**7:00 pm—Regular Meeting**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Formal Approval of the City Council Regular Meeting Minutes of **May 23, 2016**
5. Mayor’s Announcements
6. Introduction of Ordinances

**Ordinance 2016-6-** An Ordinance Amending Part Six – General Offenses Code of the Bellbrook Municipal Code. **(Seger-Lawson)**

**Ordinance 2016-7-** An Ordinance Authorizing the City Manager/Finance Director to Submit the Tax Budget for Fiscal Year 2017 to the Greene County Auditor. **(Schweller)**

**Ordinance 2016-8-** An Ordinance Granting an Easement to the State of Ohio, Department of Transportation for Improvements to the State Route 725 Road Embankment along Sackett-Wright Park.**(Edwards)**

**Ordinance 2016-9-** An Ordinance Amending Article 3, Section 3.02 “Definitions” of the City of Bellbrook Zoning Code to Revise the Definition of “Kennel.”**(Middlestetter)**

7. Resolutions

**Resolution 2016-T-** A Resolution Accepting the Bid Submitted by Smith Construction for the Plantation Trail Culvert Replacement Project and to Authorize the City Manager to Enter into a Contract in Connection Therewith.**(Greenwood)**

**Resolution 2016-U-** A Resolution Approving the Replat of Lots #8, #9, and #10 into Lots #8A and #10A, Highview Terrace Subdivision Section II.**(Seger-Lawson)**

8. City Manager’s Report
9. Committee Reports
  - A. Service
  - B. Safety
  - C. Finance/Audit

**City of Bellbrook**

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D. Community Affairs

10. Old Business

11. New Business

Ohio Division of Liquor Control Notice-Owner change.

12. Open Discussion

13. Adjourn

**RECORD OF PROCEEDINGS**  
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**PRESENT:** Mr. Nick Edwards  
Mr. Forrest Greenwood  
Mrs. Elaine Middlestetter  
Mrs. Dona Seger-Lawson  
Mr. Jon Martin  
Deputy Mayor Mike Schweller  
Mayor Bob Baird

This is a summary of the City Council meeting held on Monday, May 23, 2016. Mayor Baird called the meeting to order at 7:00 pm and the Clerk called the roll.

After polling members of City Council, as there were no corrections or additions to the **regular meeting minutes of May 9, 2016**, Mayor Baird declared the minutes approved as written.

**MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST**

The Mayor presented a Certificate of Achievement to Eagle Scout Trenton J. Nartker. Trenton shared with Council about the Community Memorial he constructed in Petrikis Park. The idea of a community memorial was a result of Trenton losing a close friend, Volunteer Fire Fighter Mike Miller who passed away in 2013. Trenton wanted to construct a memorial to recognize citizens who help improve the community. The Mayor and Council congratulated Trenton on his accomplishments.

Police Chief Doherty presented Department awards to Officer Tony Ruble and Officer Nick Davis. Chief Doherty presented the first award to Officer Ruble. Chief Doherty said Officer Ruble has impacted the Community by going above and beyond his normal job expectations. Officer Ruble knows many residents and the residents all love him. Officer Ruble is also a fan favorite at the Bellbrook Sugarcreek schools. Chief Doherty presented Officer Ruble with the Community Policing Award. Officer Ruble thanked the Mayor, Council and residents.

The next award that Chief Doherty presented was to Officer Nick Davis. Officer Davis was presented with the Officer of the Year Award for excelling in his duties the previous year. Officer Davis works the Department's busiest shift from 4:00 pm to midnight. In 2015, Officer Davis led the Department in OVI arrest, citations, drug violation arrests and driving under suspension citations. In September 2015, Officer Davis made the arrest of a suspect who was wanted for aggravated burglary and rape. Also, in 2015, Officer Davis was awarded the Miami Valley Top Cop Award. Officer Davis is a great fit on the evening shift and is well liked by fellow officers. The Mayor congratulated Officer Ruble and Officer Davis on a job well done.

Next, Tosha Shupe, Chairperson of the 2016 Sugar Maple Festival gave a recap of the Sugar Maple Festival. The Festival Committee is made up of all volunteers from the community. Ms. Shupe said the Festival Committee received over \$5,000 from local businesses and families. Ms. Shupe thanked

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the donors for donating to this year's festival. Sales from craft beer and commemorative stein sales totaled over \$14,000.00. This was a record breaker for the Festival. Ms. Shupe said that the money is given back to the community by providing scholarships. Ms. Shupe also said if the Police or Fire Department has a need, the Committee would be willing to help out with it. The Mayor asked Ms. Shupe if she knew the number of those in attendance at the festival. Ms. Shupe is not sure of the number. Ms. Shupe also said that the food vendors made good money and several of the craft vendors ran out of merchandise on Saturday. Mr. Greenwood asked Ms. Shupe if all of the vendor spaces are always filled up. Ms. Shupe replied yes, and said they could fill up the street with vendors if they had more space.

## **RESOLUTIONS**

Mr. Greenwood read **Resolution 2016-P**. A Resolution Authorizing the City Manager to Execute an Agreement to Participate in the ODOT Winter Contract for Road Salt. This will allow the City to participate in the ODOT salt contract. The contract will be submitted for 500 tons of road salt. The per ton price for salt in 2010-2016 has ranged from \$ 54.00 to \$ 72.00. In 2015, the cost of salt was \$98.00 per ton due to the limited supply. Last winter the City used 296 tons which includes 87 tons used by the schools. We will begin next winter with nearly 800 tons of salt. Deliveries will not need to be taken until after January, 2017.

**Mr. Greenwood made a motion to adopt Resolution 2016-P** Mr. Martin seconded the motion. The Clerk called the roll: Mr. Greenwood, yes; Mr. Martin, yes; Mr. Edwards yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mrs. Seger-Lawson recused herself from voting and any discussion on **Resolution 2016-Q**

Mrs. Middlestetter read **Resolution 2016-Q**. A Resolution Authorizing the City Manager to Execute an Amendment to the Full Service Street Lighting Agreement with the Miami Valley Lighting, LLC. This addendum authorizes the conversion of all high pressure sodium street lights to LED street lights. The cost of the conversion will be \$1,470. As part of the original contract all mercury vapor street lights will be converted to LED street lights at no cost to the City.

**Mrs. Middlestetter made a motion to adopt Resolution 2016-Q.** Mr. Schweller seconded the motion. The Clerk called the roll: Mrs. Middlestetter, yes; Mr. Schweller, yes; Mr. Edwards yes; Mr. Greenwood yes; Mr. Martin, yes; Mayor Baird, yes. The motion was carried 6-0.

Mrs. Seger-Lawson read **Resolution 2016-R**. A Resolution Accepting the Bid Submitted by LC United for the 400,000 Gallon Spheroid Exterior Overcoat, Wet Interior Repaint, Dry Interior Partial Repaint and Miscellaneous Repairs Project. The City received 6 bids for this project. This resolution will accept the bid of LC United of \$ 212,500 which was determined to be the lowest and best bid. The construction budget for this project is \$210,680.

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The bid from LC United includes two logos:-the new City logo and the eagle logo from the schools. The cost breakdown for logos is as follows: 1 City logo= \$5,500; 1 eagle logo =\$9,000; 2 City logos= \$9,000. This project is being paid for with water funds. Mayor and Council agreed that 1 City logo and 1 eagle logo will be on the water tower. The project will be completed before school starts back in the fall. Mr. Greenwood asked Mr. Schlagheck if there will be any effect on the water pressure. Mr. Schlagheck said that they are not anticipating any issues. Mr. Edwards asked when the other water towers in the City are due to be painted. Mr. Schlagheck said the other water towers will not need to be painted for another 5-10 years.

**Mrs. Seger-Lawson made a motion to adopt Resolution 2016-R.** Mr. Greenwood seconded the motion. The Clerk called the roll: Mrs. Seger-Lawson, yes; Mr. Greenwood, yes; Mr. Edwards, yes; Mr. Martin, yes; Mrs. Middlestetter, yes; Mr. Schweller, yes; Mayor Baird yes. The motion carried 7-0.

Mr. Martin read **Resolution 2016-S** A Resolution Declaring Specific Equipment No Longer Needed By the City of Bellbrook as Surplus Property and Authorizing the City Manager to Dispose of Said Surplus Property. This resolution will declare four vehicles as surplus equipment and authorizes their disposal. These four vehicles are being replaced in 2016 and once the new vehicles are placed in service, the old vehicles will be auctioned on GovDeals.com.

**Mr. Martin made a motion to adopt Resolution 2016-S.** Mr. Edwards seconded the motion. The Clerk called the roll: Mr. Martin, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, Mayor Baird, yes. The motion carried 7-0.

## **CITY MANAGER REPORT**

Mr. Schlagheck mentioned several bicentennial events coming up:

Monday, May 30<sup>th</sup> there will be a Memorial Day Service beginning at 11:30 at Bellbrook cemetery. It will feature a reenactment of a funeral from 1866.

Tuesday, June 7 beginning at 6:30 pm at Winters Library there will be a walking tour of the Old Village.

Saturday June 18 will feature a Community picnic (11:30-1:00) and a vintage baseball game (1:30). There will be food trucks along with Little Miami River Catering. The baseball game will feature the Dayton Clod Busters Baseball Club versus a Bellbrook Team.

Mr. Schlagheck also mentioned the River Festival coming up on Saturday June 4<sup>th</sup> from 12:00 to 4:00 at Bellbrook Park. The Mayor said this is all part of the River Cleanup Day.

Next, Mr. Schlagheck shared with Council a survey that the City of Beavercreek compiles each year of Local Government Cost which includes real estate taxes, city income taxes, school district income taxes and water/sewer rates for 24 area communities. For 2016, Bellbrook has the lowest local government costs. The survey uses a home value of \$100,000 and earned income of \$50,000. Mr. Schlagheck said this highlights the fact that even though our property taxes are higher than most, the total local government cost is less for our residents (assuming they are not paying an income tax to another community).

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Lastly, Mr. Schlagheck shared with Council that the population in Bellbrook increased 1.5%. The population from the 2010 census was 6,943, it is now 7,053. He said this is a result of the Vineyards and Highview Terrace.

Mr. Schlagheck said the next Council meeting will be June 27<sup>th</sup>.

## **COMMITTEE REPORTS**

**Service:** No Report

**Safety:** No Report

**Finance/Audit:** No Report

**Community Affairs:** No Report

## **OLD BUSINESS-**

Transient Rental Regulations

Last fall, the City received a complaint about a property being rented on Airbnb. There were a number of different people coming in and out on a short term rental bases. The City began to review what options they had. The Municipal Attorney drafted some proposed language for review. The proposed language went before the Planning Board at a Public hearing on January 13<sup>th</sup>. The Planning Board approved the language. Council held a public hearing on March 28<sup>th</sup> and the language was also approved. The language was effective 30 days later. A letter was drafted and sent to a property owner on April 28<sup>th</sup>. The property owners were not notified prior to the letter because it was a general zoning code change. Once the property owner received the letter, they replied with proposed amended language to the City. As per the Zoning Code, the Planning Board held a public meeting to review this amended language and found it to have no merit. The property owner's came to Council tonight regarding the amended language.

**Mary Grech, 2211 Marcia Drive, owner of the property at 2126 S. Lakeman Dr.** Mrs. Grech said back in January neither her nor her husband had the opportunity to answer the allegations that were leveled against them. Mrs. Grech referenced the public record she obtained on line which said that Mr. Mudd said that 35 different groups had stayed at the home located at 2126 S. Lakeman Dr. since last August. She further said that Mr. Mudd alleged that there was trash all over the property as well as broken glass and cigarette butts in his yard. Mrs. Grech also referenced from the public records document that Mr. Mudd stated there was a frat party on the property. Mrs. Grech said she has written proof that the exact number of parties staying at the address from 1 August to 1 January was 14. Mrs. Grech noted that this number is significantly less than half of the number that Mr. Mudd stated. Mrs. Grech said that she has had family stay at the property and they have had an office party there since it is their private property. As for other allegations, Mrs. Grech wanted to know where the proof was since there was not a police report filed or any pictures presented. Mrs. Grech said that there was no due diligence done by this Council.

Mrs. Grech said they purchased their current residence on Marcia Drive in 2009. It had been vacant for 15 months. They have done a number of updates to the property. She also said they are very active in the community and financially support various local organizations. The property located on S. Lakeman was purchased in June 2010 for her parents to live in. They have updated this property too. They recently used Airbnb money to cut down a tree that was threatening their property and

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Ms. Hopson property where Mr. Mudd resides. Mrs. Grech said after her parents moved out of the property on S. Lakeman, they tried to sell the property but could not due to three foreclosures on the street. At that time, they chose to purposely rent through Airbnb over long term rentals as laws regarding landlord tenants have changed. She said it is costly and very hard to convict tenants that are not paying their rent, trashing the home or noise complaints.

She referenced that 1,100 homes being bought by a Corporation in Huber Heights. These homes were foreclosures. She said that there are a lot of foreclosures here in Bellbrook.

Another item Mrs. Grech addressed from a previous meeting is the rental of their home on Airbnb is a business in a residential area. She referenced several other businesses that are going on in homes such as child care, dog training and car repairs. She said she applauds those people for finding a need and meeting it.

Finally she commented on a concern of the neighbors regarding the transients that rent their home. She said she can offer evidence that 1/3 of the guests were of foreign origin, 1/3 were military and the other 1/3 were ordinary adults that chose to spend \$120 dollars a night or more to stay in a clean safe place that is close to many amenities. She also mentioned a neighbor on Tampico Trail said he just moved in and wanted a safe neighborhood for his children. Mrs. Grech replied "Don't we all want this". She wanted to know if this neighbor knows that there are two registered sex offenders that live about a mile away and also a drug house that is around the corner. She asked if City Council has targeted those people as harshly as they targeted her and her husband.

In closing, Mrs. Grech said that this City Council targeted private citizens solely on the basis of a couple of allegations that were not vetted. She said the neighbors might win this battle but the citizens of Bellbrook will have lost the war because a precedent will be set that will pit neighbor against neighbor. She asked if anyone had any questions.

Mayor Baird asked Mr. Schlagheck what the amendment was to change the language. Mr. Martin read the change which says this shall not apply to family members of the titled owner, and owners who lease their property with Airbnb and have registered with Airbnb and maintain a good standing with Airbnb. Mrs. Grech said that the ordinance is written so that even their family members could not stay at the property. Mayor Baird said that they are all in agreement that it was not the City's intent to not allow family. Mr. Schlagheck said if Council does want to change the language, it will likely not be as specific as the proposed amendment. The original language was to not allow transient rentals in residential areas.

Mr. Edwards asked Mrs. Grech how long they have operated the property as a transient rental. She replied since August after her parents moved out. Mrs. Grech reiterated again that they were not able to sell the property due to all of the foreclosures on the street. Mr. Edwards said the Grech's were not being targeted but Council was looking at transient rentals as a whole.

Mrs. Grech wanted to know why they were not apprised to any of these complaints and why were the Police not called for an impartial third party. She asked how these complaints were verified by

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Council. Mr. Schlagheck said this was not driven by the complaint. This became an issue about transient rentals in general in Bellbrook.

Mayor Baird asked about the current rental contracts they have. Mr. Schlagheck said that if the language does not change, this will need to be addressed. Mrs. Grech asked how this would be enforced. Mr. Martin said that this is an ordinance and we expect the residents to follow the ordinances.

Mrs. Middlestetter said that cities always play catch up but the issue here was transient rentals, not a specific home. The City was trying to get proactive on the entire issue of transient rentals.

Mr. Edwards said the Grech's property was not the driving factor as to why the ordinance was passed.

Mr. Greenwood said it could be a nuisance with many people coming in and out of the property. Bellbrook has a good reputation with a good quality of life.

**Jeremy Mudd, 2118 South Lakeman Drive.** He lives next door to the property rented on Airbnb. Mr. Mudd has lived here for 15 years. They have had great neighbors including the Grech's parents. Once the for sale sign came down on the property next door, they thought they had new neighbors. They soon noticed many different cars and groups coming and going from the property. They learned that the property was rented out on the Airbnb website. They contacted the owners through the Airbnb website and the reply was to mind your own business. Mr. Mudd felt that such a business should not be allowed in a residential area. Mr. Mudd then contacted the City Zoning Office inquiring about the situation. Mr. Mudd said he did not know that the Grech's still owned the property. He thought the Grech's would have talked to them based upon the past relationship with their parents or even handled the initial complaint differently. Mr. Mudd worries what nightly renters would bring. Mr. Mudd said if this is allowed to continue they would sell their home and having this property next door would lower his property value.

**Steve Grech, 2211 Marcia Drive, owner of the property at 2126 S. Lakeman Drive-**He started off by asking Council if they would define the number in a group. Mr. Martin replied that he did not understand the question. Mr. Martin then replied that a group is between one and the number of people that can stay in their home. Mr. Grech said that a group was not identified in the ordinance. He then referenced the garage sale the city just had. Transients are okay to come into Bellbrook when they are coming to a garage sale, which were groups of one or more. Mr. Grech said that they did not tell the neighbors about Airbnb because it is their private home. He further said that it was stated tonight that they were not targeted but Mr. Grech said that they were targeted because the complaints from the neighbors started this ordinance.

Mr. Grech said that many local communities do not have any ordinances against Airbnb but they all have Airbnb residents. He just wants this sent back to the appropriate zoning body so they can have some input into the ordinance



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Mrs. Middlestetter said that a difference between an in home business and an Airbnb type home is the in home business owner is required to live in the home where the business is. She said that is different than renting your home to others. Mrs. Middlestetter also said that this was not a target against them but the entire business model.

Mr. Grech said that what some cities are doing is having Airbnb properties register with the City or Police Department. Some cities are also doing inspections of the properties. Mr. Grech said this is an alternative. He further said that none of these alternatives were entertained and that is their point. He would like to see this go back to the zoning body so they can have some input.

Mr. Martin asked Mr. Grech why they did not voluntarily let Mr. Mudd know that the property was being renting on Airbnb Mr. Grech said they were not anticipating any problems or if there were any problems, the police would be called.

Mayor Baird asked Mr. Schlagheck for input. Mr. Schlagheck said there are three options on how to deal with this. First, if the zoning code did not define transient rentals at all, anyone could do anything. Secondly, the City could put regulations in place and regulate those. Third, the City can ban them completely, which is what was passed.

Mayor Baird asked about the existing contracts the Grech's have. Mrs. Middlestetter said it is fair and responsible to allow the contracts to go forward. All of Council agreed.

Mr. Grech said the house is rented through September 1<sup>st</sup>.

Mr. Schweller asked Mr. Schlagheck if the Zoning Code addresses Bed and Breakfast. Mr. Schlagheck replied that they are not permitted. Mr. Schlagheck does not believe they are specifically identified but they fall under the definition of a hotel/motel. Mr. Schweller said he does not support short term transient rentals and would not like to live next to one. He said that it sounds like the Grech's do a good job managing their property but the City is concerned that if there are multiple of these properties and not everyone is a good manager, the City will have problems to deal with. Mr. Schweller also said he was in favor to see what legislation is out there to get a fine tuned ordinance. He does not want family to be banned from the Grech's property. Mr. Schweller suggested that we put some language in about related parties so down the road it does not get convoluted.

Mrs. Middlestetter said we need to look at what society is doing. She said she would be in favor of investigating this more thoroughly.

Mrs. Seger-Lawson said she agrees with what Mr. Schweller said except she would not want language in the code about related parties. She said it is up to the home owner in regards to family members and she does not think having family stay at the property is transient rental. Mrs. Seger-Lawson said she is in favor of banning transient rentals. She would not like to live next door to one or try to sell a house that has a transient rental next door.

Mr. Martin said we have covered this and he does not think anything needs reviewed.

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Mr. Edwards agrees with Mr. Martin and said we should leave the ordinance as is.

Mr. Greenwood said the ordinance should be left as is.

Mayor Baird said he voted against the ordinance originally. He would not like to live next door to a transient rental property but the Mayor said he also is not in favor of government interference. He would not want to live next door to a rental property either. Mayor Baird said he put himself in Mr. Mudd's place too. He did say that he would have called the Police to have a record of the problems with the property.

**OPEN DISCUSSION**

Mayor Baird thanked Eagle Scout Trenton Nartker and said he was an asset to the community.

Mr. Schweller congratulated Officer Ruble and Officer Davis.

Louis Schatzberg, 4082 Ridgetop Dr., He said he is glad the process works. He was happy to hear the report with the results of the Sugar Maple Festival.

**ADJOURN**

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 8:55 pm.

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Robert L. Baird, Mayor

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Jami L. Kinion, Clerk of Council

# RECORD OF ORDINANCES

Ordinance No. 2016-6

July 11, 2016

## City of Bellbrook

### Ordinance No. 2016-6

#### **An Ordinance Amending Part Six – General Offenses Code of the Bellbrook Municipal Code.**

WHEREAS, the City of Bellbrook periodically reviews its policies and procedures; and

WHEREAS, the City has determined that sections of the General Offenses Code are duplicated from sections of the Ohio Revised Code; and

WHEREAS, the City will use the Ohio Revised Code section when appropriate; and

WHEREAS, the City desires to eliminate the sections of the General Offenses Code that are duplicates of the Ohio Revised Code.

#### **Now, Therefore, The City of Bellbrook Hereby Ordains:**

Section 1. That Chapter 606 “General Provisions; Administration and Enforcement” of the Bellbrook Municipal Code be deleted in its entirety.

Section 2. That Chapter 612 “Alcoholic Beverages” of the Bellbrook Municipal Code be deleted in its entirety.

Section 3. That the following sections of Chapter 618 “Animals” of the Bellbrook Municipal Code be deleted in their entirety:

- §618.01 Dogs and other animals running at large; nuisance, dangerous and vicious dogs; hearings.
- §618.02 Abandoning animals.
- §618.08 Registration of dogs required.
- §618.09 Hindering capture of unregistered dog.
- §618.095 Dogs required to wear tags.
- §618.10 Unlawful tags.
- §618.11 Rabies quarantine.
- §618.17 Dogs with blind, deaf or hearing impaired, or mobility impaired persons, or trainer with assistance dog.
- §618.18 Animal fights.
- §618.20 Dangerous and vicious dogs. (Recodified)

Section 4. That Chapter 624 “Drugs” of the Bellbrook Municipal Code be deleted in its entirety.

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Ordinance No. 2016-6

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Section 5. That Chapter 626 “Fair Housing” of the Bellbrook Municipal Code be deleted in its entirety.

Section 6. That Chapter 630 “Gambling” of the Bellbrook Municipal Code be deleted in its entirety.

Section 7. That the following sections of Chapter 636 “Offenses Relating to Persons” of the Bellbrook Municipal Code be deleted in their entirety:

- §636.001 Definitions.
- §636.01 Negligent homicide.
- §636.02 Assault.
- §636.03 Negligent assault.
- §636.04 Aggravated menacing.
- §636.045 Menacing by stalking.
- §636.05 Menacing.
- §636.06 Unlawful restraint.
- §636.07 Child stealing. (Repealed)
- §636.08 Criminal child enticement.
- §636.09 Coercion.
- §636.10 Nonsupport of dependents.
- §636.11 Endangering children.
- §636.12 Interference with custody.
- §636.13 Failing to provide for a functionally impaired person.
- §636.14 Party lines to be yielded in emergencies. (Repealed)
- §636.15 Threatening or harassing telecommunications.
- §636.16 Placing harmful substance or objects in food or confection.
- §636.17 Domestic violence.
- §636.18 Safety of crowds attending live entertainment performances.
- §636.19 Hazing.
- §636.20 Illegal distribution of cigarettes or other tobacco products; transaction scans.
- §636.21 Contributing to the unruliness or delinquency of a child.
- §636.22 Ethnic intimidation.
- §636.23 Intimidation in connection with housing.
- §636.25 Failure to perform viability testing.

Section 8. That the following sections of Chapter 642 “Offenses Related to Property” of the Bellbrook Municipal Code be deleted in their entirety:

- §642.01 Definitions.
- §642.02 Theft.
- §642.03 Degree of offense when certain property involved.
- §642.035 Evidence of theft of rented property.
- §642.04 Unauthorized use of a vehicle; vehicle trespass.
- §642.05 Unauthorized use of property.

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- §642.06 Injuring vines, bushes, trees or crops.
- §642.07 Desecration.
- §642.08 Assaulting police dog or horse or assistance dog.
- §642.09 Arson.
- §642.10 Criminal damaging or endangering; vehicular vandalism.
- §642.11 Criminal mischief.
- §642.12 Criminal trespass.
- §642.125 Aggravated trespass.
- §642.13 Tampering with coin machines.
- §642.14 Passing bad checks.
- §642.145 Forging or selling forged identification cards.
- §642.146 Criminal simulation.
- §642.15 Misuse of credit cards.
- §642.155 Recording credit card, telephone or Social Security numbers.
- §642.16 Making or using slugs.
- §642.17 Prima facie evidence of purpose to defraud.
- §642.18 Tampering with records.
- §642.19 Securing writings by deception.
- §642.20 Personating an officer.
- §642.205 Diminishing or interfering with forfeitable property.
- §642.21 Defrauding creditors.
- §642.22 Receiving stolen property.
- §642.23 Possession of Municipal property.
- §642.24 Determining property value in theft offense.
- §642.25 Determining property value in arson.
- §642.26 Prosecutions for theft of utilities.
- §642.27 Food stamps. (Repealed)
- §642.28 Insurance fraud.
- §642.29 False statements alleging theft of motor vehicles. (Repealed)
- §642.30 Misconduct involving a public transportation system.
- §642.35 Workers' compensation fraud.
- §642.36 Medicaid fraud.
- §642.37 Motion picture piracy.

Section 9. That the following sections of Chapter 648 "Peace Disturbances" of the Bellbrook Municipal Code be deleted in their entirety:

- §648.01 Riot.
- §648.02 Failure to disperse.
- §648.03 Justifiable use of force to suppress riot.
- §648.04 Disorderly conduct.
- §648.05 Disturbing a lawful meeting.
- §648.06 Misconduct at an emergency.
- §648.07 Inducing panic.
- §648.08 Making false alarms.

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Ordinance No. 2016-6

July 11, 2016

§648.12 Inciting to violence.

Section 10. That the following sections of Chapter 660 “Safety, Sanitation and Health” of the Bellbrook Municipal Code be deleted in their entirety:

- §660.01 Venting of heaters and burners.
- §660.02 Spreading contagion.
- §660.03 Littering.
- §660.04 Noxious odors; filthy accumulations; polluting and diverting watercourses.
- §660.06 Abandoned refrigerators and airtight containers.
- §660.08 Open burning.
- §660.16 Smoking in places of public assembly.

Section 11. That Chapter 666 “Sex Related Offenses” of the Bellbrook Municipal Code be deleted in its entirety.

Section 12. That the following sections of Chapter 672 “Weapons and Explosives” of the Bellbrook Municipal Code be deleted in their entirety:

- §672.01 Definitions.
- §672.02 Carrying concealed weapons.
- §672.025 Possession of deadly weapon while under detention.
- §672.03 Using weapons while intoxicated.
- §672.04 Improperly handling firearms in a motor vehicle.
- §672.05 License or permit to possess dangerous ordnance.
- §672.06 Failure to secure dangerous ordnance.
- §672.07 Unlawful transactions in weapons.
- §672.085 Underage purchase of a firearm or handgun.
- §672.095 Discharge of a firearm on or near prohibited premises.
- §672.10 Fireworks.
- §672.11 Fireworks display permits. (Repealed)
- §672.12 Endangering aircraft and airport operations.
- §672.15 Throwing stones at persons or vehicles.
- §672.16 Possessing criminal tools.
- §672.17 Possession of an object indistinguishable from a firearm in a school safety zone.
- §672.18 Concealed handgun licenses: possession of a revoked or suspended license; additional restrictions; posting of signs prohibiting possession.
- §672.19 Defaced firearms.

Section 13. That Chapter 698 “Penalties and Sentencing” of the Bellbrook Municipal Code be deleted in its entirety.

Section 14. This ordinance shall take effect September 1, 2016.

# RECORD OF ORDINANCES

Ordinance No. 2016-6

July 11, 2016

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Robert L. Baird, Mayor

\_\_\_\_\_  
Jami L. Kinion, Clerk of Council

APPROVED AS TO FORM:  
Patricia N. Campbell, Municipal Attorney





# RECORD OF ORDINANCES

Ordinance No. 2016-7

July 11, 2016

## City of Bellbrook

### Ordinance No. 2016-7

#### **An Ordinance Authorizing the City Manager/Finance Director to Submit the Tax Budget for Fiscal Year 2017 to the Greene County Auditor.**

WHEREAS, the City is required to prepare and submit the tax budget for 2017 to the Greene County Auditor no later than July 20, 2016 following a public hearing.

#### **Now, Therefore, the City of Bellbrook Hereby Ordains:**

Section 1. That the Tax Budget for fiscal year 2017, as attached hereto, be approved for submission to the Greene County Auditor to guarantee the City's eligibility for the allocation of local government funds in 2017.

Section 2. This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Robert L. Baird, Mayor

\_\_\_\_\_  
Jami L. Kinion, Clerk of Council

APPROVED AS TO FORM:  
Patricia N. Campbell, Municipal Attorney

City or  
 Village of Bellbrook

Greene County, Ohio

(Date) \_\_\_\_\_ Year

**This Budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC. 5705.28 R. C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.**

To the Auditor of said County:

The following Budget year beginning January 1, 2017, has been adopted by Council and is herewith submitted for consideration of the County Budget Commission.

Signed \_\_\_\_\_

Title \_\_\_\_\_

### SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION,  
 AND COUNTY AUDITOR'S ESTIMATED RATES

| For Municipal Use   |   | For Budget Commission Use  |   | For County Auditor Use                             |                                   |
|---|---|--|---|--|-----------------------------------|
| <b>FUND</b><br>(Include only those funds which are requesting general property tax revenue) | Budget Year Amount Requested of Budget Commission Inside/ Outside | Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation | Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation | County Auditor's estimate of Tax Rate to be Levied |                                   |
|   |   |  |   | Inside 10 Mill Limit Budget Year                   | Outside 10 Mill Limit Budget Year |
|   | Column 1  | Column 2   | Column 3  | Column 4   | Column 5                          |
| <b>GOVERNMENT FUNDS</b>   | XXXXXXXX  | XXXXXXXX   | XXXXXXXX  | XXXXXXXX   | XXXXXXXX                          |
| GENERAL FUND  | \$654,000   | \$444,000  | \$210,000   | 2.70   | 1.30                              |
| Police Pension  | \$49,000  | \$49,000   |   | 0.30   |                                   |
| Police Protection   | \$1,484,000   |  | \$1,484,000   |  | 9.30                              |
| Fire Protection   | \$838,000   |  | \$838,000   |  | 5.90                              |
|   |   |  |   |  |                                   |
|   |   |  |   |  |                                   |
| <b>PROPRIETARY FUNDS</b>  | XXXXXXXX  | XXXXXXXX   | XXXXXXXX  | XXXXXXXX   | XXXXXXXX                          |
|   |   |  |   |  |                                   |
|   |   |  |   |  |                                   |
| <b>FIDUCIARY FUNDS</b>  | XXXXXXXX  | XXXXXXXX   | XXXXXXXX  | XXXXXXXX   | XXXXXXXX                          |
|   |   |  |   |  |                                   |
|   |   |  |   |  |                                   |
| <b>TOTAL ALL FUNDS</b>  | \$3,025,000   | \$493,000  | \$2,532,000   | 3.00   | 16.50                             |

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

| FUND  | Maximum Rate Authorized to be Levied | Tax Year County Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column 3) |
|---|--------------------------------------|---|
| <b>GENERAL FUND:</b>  |                                      |   |
| Current Expense Levy authorized by voters on 11 / 06 / 2012                 | 1.30                                 | \$210,000   |
| not to exceed 5 years. Authorized under Sect. , R.C. TY 2012-2016 Last Year |                                      |   |
| Current Expense Levy authorized by voters on / /                            |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Current Expense Levy authorized by voters on / /                            |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Current Expense Levy authorized by voters on / /                            |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Current Expense Levy authorized by voters on / /                            |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Current Expense Levy authorized by voters on / /                            |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Current Expense Levy authorized by voters on / /                            |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| <b>TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION</b>                        | 1.30                                 | \$210,000   |
| <b>SPECIAL LEVY FUNDS:</b>  |                                      |   |
| Police Protection Fund, Levy authorized by voters on 11 / 7 / 2006          | 3.90                                 | \$630,000   |
| not to exceed Indef years. Authorized under Sect. , R.C.                    |                                      |   |
| Police Protection Fund, Levy authorized by voters on 11 / 8 / 2011          | 2.90                                 | \$478,000   |
| not to exceed Indef years. Authorized under Sect. , R.C.                    |                                      |   |
| Police Protection Fund, Levy authorized by voters on 11 / 4 / 2003          | 2.50                                 | \$376,000   |
| not to exceed Indef years. Authorized under Sect. , R.C.                    |                                      |   |
| Fire Protection Fund, Levy authorized by voters on 11 / 3 / 1998            | 3.90                                 | \$509,000   |
| not to exceed Indef years. Authorized under Sect. , R.C.                    |                                      |   |
| Fire Protection Fund, Levy authorized by voters on 5 / 5 / 2009             | 2.00                                 | \$329,000   |
| not to exceed Indef years. Authorized under Sect. , R.C.                    |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| Fund, Levy authorized by voters on / /                                      |                                      |   |
| not to exceed years. Authorized under Sect. , R.C.                          |                                      |   |
| <b>TOTAL SPECIAL LEVY FUNDS:</b>  | 15.20                                | \$2,322,000   |

# COUNTY AUDITOR'S ESTIMATE

Tax Levies and Rates for 2016, in Bellbrook City/Village  
Year

Estimated Tax Valuation \$ 168,119,180

|                                      | Amount Approved<br>By Budget<br>Commission | County Auditor's<br>Estimate of<br>Rate in Mills |
|--------------------------------------|--|--|
| LEVIES WITHIN 10 MILL LIMITATION     | XXXXXXXXXXXXXX                             | XXXXXXXXXXXXXX                                   |
| County                               |  |  |
| Township                             |  |  |
| School                               |  |  |
| Village                              |  |  |
| City                                 |  |  |
|                                      |  |  |
|                                      |  |  |
|                                      |  |  |
|                                      |  |  |
| TOTAL                                |  |  |
| LEVIES OUTSIDE OF 10 MILL LIMITATION |  |  |
| County                               |  |  |
| Township                             |  |  |
| School                               |  |  |
| Village                              |  |  |
| City                                 |  |  |
| State                                |  |  |
|                                      |  |  |
|                                      |  |  |
| TOTAL                                |  |  |
| TOTAL LEVY FOR ALL PURPOSES          |  |  |

\_\_\_\_\_  
COUNTY

BUDGET OF

\_\_\_\_\_  
City/Village

FOR FISCAL YEAR  
BEGINNING JANUARY 1, \_\_\_\_\_  
Year

\_\_\_\_\_  
Year

County Auditor

Deputy Auditor

| DESCRIPTION                         | For<br>2014<br>Actual | For<br>2015<br>Actual | Current Year<br>Estimated for<br>2016 | Budget Year<br>Estimated for<br>2017 |
|-------------------------------------|-----------------------|-----------------------|---------------------------------------|--------------------------------------|
| <b>REVENUE</b>                      |                       |                       |                                       |                                      |
| Local Taxes                         |                       |                       |                                       |                                      |
| General Property Tax -- Real Estate | \$ 574,334            | \$ 576,587            | \$ 578,000                            | \$ 570,000                           |
| Total Local Taxes                   | 574,334               | 576,587               | 578,000                               | 570,000                              |
| Intergovernmental Revenues          |                       |                       |                                       |                                      |
| Local Government                    | 79,958                | 88,399                | 88,795                                | 88,795                               |
| Estate Tax                          | -                     | 2,000                 | -                                     | -                                    |
| Cigarette Tax                       | 260                   | 260                   | 260                                   | 260                                  |
| Liquor and Beer Permits             | 8,009                 | 7,232                 | 7,500                                 | 7,500                                |
| Property Tax Rollback & Homestead   | 91,086                | 90,660                | 91,000                                | 84,000                               |
| Total Intergovernmental Revenues    | 179,313               | 188,551               | 187,555                               | 180,555                              |
| Charge for Services                 | 35,750                | 34,335                | 36,600                                | 20,000                               |
| Fines, Licenses, and Permits        | 150,084               | 148,617               | 148,500                               | 135,000                              |
| Investment Earnings                 | 8,299                 | 13,114                | 20,600                                | 25,000                               |
| Miscellaneous                       | 42,795                | 20,392                | 7,500                                 | 4,000                                |
| <b>TOTAL REVENUE</b>                | <b>\$ 990,575</b>     | <b>\$ 981,596</b>     | <b>\$ 978,755</b>                     | <b>\$ 934,555</b>                    |

|  |           |           |           |           |
|--|-----------|-----------|-----------|-----------|
| <b>EXPENDITURES</b>                    |           |           |           |           |
| Security of Persons and Property       |           |           |           |           |
| Contractual Services                   | \$ 10,711 | \$ 10,690 | \$ 12,000 | \$ 12,000 |
| Total Security of Persons and Property | 10,711    | 10,690    | 12,000    | 12,000    |
| Public Health Services                 |           |           |           |           |
| Contractual Services                   | 14,018    | 14,439    | 16,000    | 16,000    |
| Total Public Health Services           | 14,018    | 14,439    | 16,000    | 16,000    |
| Leisure Time Activities                |           |           |           |           |
| Personal Services                      | 5,466     | 7,202     | 9,619     | 10,000    |
| Contractual Services                   | 4,977     | 5,443     | 4,900     | 5,500     |
| Supplies and Materials                 | 5,333     | 2,252     | 2,500     | 2,500     |
| Capital Outlay                         | 1,391     | 2,071     | -         | -         |
| Total Leisure Time Activities          | 17,167    | 16,968    | 17,019    | 18,000    |
| Community Environment                  |           |           |           |           |
| Personal Services                      | 82,533    | 82,546    | 82,711    | 84,000    |
| Contractual Services                   | 912       | 4,187     | 5,622     | 5,000     |
| Supplies and Materials                 | 62        | 48        | 100       | 100       |
| Total Community Environment            | 83,507    | 86,781    | 88,433    | 89,100    |
| General Government                     |           |           |           |           |
| Personal Services                      | 173,509   | 178,011   | 182,551   | 186,000   |
| Contractual Services                   | 183,636   | 174,393   | 188,348   | 190,000   |
| Supplies and Materials                 | 43,074    | 3,723     | 14,000    | 5,000     |
| Total General Government               | 400,219   | 356,127   | 384,899   | 381,000   |

FUND NAME: **GENERAL FUND**  
 FUND TYPE/CLASSIFICATION: GOVERNMENTAL ---- **GENERAL**

**EXHIBIT I**

| DESCRIPTION                                      | For<br>2014<br>Actual | For<br>2015<br>Actual | Current Year<br>Estimated for<br>2016 | Budget Year<br>Estimated for<br>2017 |
|--|-----------------------|-----------------------|---------------------------------------|--------------------------------------|
| Other Uses of Funds                              |                       |                       |                                       |                                      |
| Transfers  | 450,000               | 450,000               | 450,000                               | 550,000                              |
| Total Other Uses of Funds                        | 450,000               | 450,000               | 450,000                               | 550,000                              |
| <b>TOTAL EXPENDITURES</b>                        | \$ 975,622            | \$ 935,005            | \$ 968,351                            | \$ 1,066,100                         |
| Revenues over/(under) Expenditures               | \$ 14,953             | \$ 46,591             | \$ 10,404                             | \$ (131,545)                         |
| Beginning Unencumbered Balance                   | \$ 1,178,646          | \$ 1,193,599          | \$ 1,240,190                          | \$ 1,250,594                         |
| Ending Cash Fund Balance                         | \$ 1,193,599          | \$ 1,240,190          | \$ 1,250,594                          | \$ 1,119,049                         |
| Estimated Encumbrances (outstanding at year end) | \$ -                  | \$ -                  | \$ -                                  | \$ -                                 |
| Estimated Ending Unencumbered Fund Balance       | \$ 1,193,599          | \$ 1,240,190          | \$ 1,250,594                          | \$ 1,119,049                         |

| DESCRIPTION                                      | For<br>2014<br>Actual | For<br>2015<br>Actual | Current Year<br>Estimated for<br>2016 | Budget Year<br>Estimated for<br>2017 |
|--|-----------------------|-----------------------|---------------------------------------|--------------------------------------|
| <b>REVENUE</b>                                   |                       |                       |                                       |                                      |
| Local Taxes                                      |                       |                       |                                       |                                      |
| General Property Tax -- Real Estate              | \$ 1,292,710          | \$ 1,305,381          | \$ 1,310,000                          | \$ 1,290,000                         |
| Total Local Taxes                                | 1,292,710             | 1,305,381             | 1,310,000                             | 1,290,000                            |
| Intergovernmental Revenues                       |                       |                       |                                       |                                      |
| Property Tax Rollback & Homestead                | 204,585               | 204,935               | 205,000                               | 194,000                              |
| Federal Grants or Aid                            | 598                   | -                     | -                                     | -                                    |
| State Grants or Aid                              | 12,649                | 14,729                | 1,000                                 | -                                    |
| Total Intergovernmental Revenues                 | 217,832               | 219,664               | 206,000                               | 194,000                              |
| Miscellaneous                                    | 40,442                | 24,398                | 23,125                                | 23,000                               |
| Other Financing Sources                          |                       |                       |                                       |                                      |
| Transfers-in                                     | 100,000               | 100,000               | 100,000                               | 100,000                              |
| <b>TOTAL REVENUE</b>                             | \$ 1,650,984          | \$ 1,649,443          | \$ 1,639,125                          | \$ 1,607,000                         |
| <b>EXPENDITURES</b>                              |                       |                       |                                       |                                      |
| Security of Persons and Property                 |                       |                       |                                       |                                      |
| Personal Services                                | 1,400,399             | 1,304,176             | 1,368,531                             | 1,400,000                            |
| Contractual Services                             | 274,799               | 278,514               | 270,684                               | 280,000                              |
| Supplies and Materials                           | 8,400                 | 8,372                 | 9,500                                 | 10,000                               |
| Other Expenses                                   | 100                   | 33                    | -                                     | -                                    |
| Total Security of Persons and Property           | 1,683,698             | 1,591,095             | 1,648,715                             | 1,690,000                            |
| <b>TOTAL EXPENDITURES</b>                        | \$ 1,683,698          | \$ 1,591,095          | \$ 1,648,715                          | \$ 1,690,000                         |
| Revenues over/(under) Expenditures               | \$ (32,714)           | \$ 58,348             | \$ (9,590)                            | \$ (83,000)                          |
| Beginning Unencumbered Balance                   | \$ 190,994            | \$ 158,280            | \$ 216,628                            | \$ 207,038                           |
| Ending Cash Fund Balance                         | \$ 158,280            | \$ 216,628            | \$ 207,038                            | \$ 124,038                           |
| Estimated Encumbrances (outstanding at year end) | \$ 12,381             | \$ -                  | \$ -                                  | \$ -                                 |
| Estimated Ending Unencumbered Fund Balance       | \$ 145,899            | \$ 216,628            | \$ 207,038                            | \$ 124,038                           |

| DESCRIPTION                                      | For<br>2014<br>Actual | For<br>2015<br>Actual | Current Year<br>Estimated for<br>2016 | Budget Year<br>Estimated for<br>2017 |
|--|-----------------------|-----------------------|---------------------------------------|--------------------------------------|
| <b>REVENUE</b>                                   |                       |                       |                                       |                                      |
| Local Taxes                                      |                       |                       |                                       |                                      |
| General Property Tax -- Real Estate              | \$ 731,109            | \$ 737,377            | \$ 740,000                            | \$ 730,000                           |
| Total Local Taxes                                | 731,109               | 737,377               | 740,000                               | 730,000                              |
| Intergovernmental Revenues                       |                       |                       |                                       |                                      |
| Property Tax Rollback & Homestead                | 116,068               | 116,120               | 117,000                               | 108,000                              |
| Other State Shared Taxes                         | -                     | -                     | -                                     | -                                    |
| Federal Grants or Aid                            | 838                   | -                     | -                                     | -                                    |
| State Grants or Aid                              | 1,822                 | -                     | 1,500                                 | -                                    |
| Total Intergovernmental Revenues                 | 118,728               | 116,120               | 118,500                               | 108,000                              |
| Charges for Services                             |                       |                       |                                       |                                      |
| EMS Receipts                                     | 101,315               | 121,578               | 110,000                               | 110,000                              |
| Miscellaneous                                    | 22,788                | 5,631                 | 3,900                                 | 4,000                                |
| Other Financing Sources                          |                       |                       |                                       |                                      |
| Transfers-in                                     | 100,000               | 100,000               | 100,000                               | 250,000                              |
| <b>TOTAL REVENUE</b>                             | <b>\$ 1,073,940</b>   | <b>\$ 1,080,706</b>   | <b>\$ 1,072,400</b>                   | <b>\$ 1,202,000</b>                  |
| <b>EXPENDITURES</b>                              |                       |                       |                                       |                                      |
| Security of Persons and Property                 |                       |                       |                                       |                                      |
| Personal Services                                | 888,118               | 950,393               | 996,448                               | 1,020,000                            |
| Contractual Services                             | 147,750               | 169,318               | 182,217                               | 180,000                              |
| Supplies and Materials                           | 17,966                | 20,007                | 29,500                                | 30,000                               |
| Other Expenses                                   | 796                   | (77)                  | 250                                   | 250                                  |
| Total Security of Persons and Property           | 1,054,630             | 1,139,641             | 1,208,415                             | 1,230,250                            |
| <b>TOTAL EXPENDITURES</b>                        | <b>\$ 1,054,630</b>   | <b>\$ 1,139,641</b>   | <b>\$ 1,208,415</b>                   | <b>\$ 1,230,250</b>                  |
| Revenues over/(under) Expenditures               | \$ 19,310             | \$ (58,935)           | \$ (136,015)                          | \$ (28,250)                          |
| Beginning Unencumbered Balance                   | \$ 210,931            | \$ 230,241            | \$ 171,306                            | \$ 35,291                            |
| Ending Cash Fund Balance                         | \$ 230,241            | \$ 171,306            | \$ 35,291                             | \$ 7,041                             |
| Estimated Encumbrances (outstanding at year end) | \$ 3,891              | \$ -                  | \$ -                                  | \$ -                                 |
| Estimated Ending Unencumbered Fund Balance       | \$ 226,350            | \$ 171,306            | \$ 35,291                             | \$ 7,041                             |



| DESCRIPTION                                      | For<br>2014<br>Actual | For<br>2015<br>Actual | Current Year<br>Estimated for<br>2016 | Budget Year<br>Estimated for<br>2017 |
|--|-----------------------|-----------------------|---------------------------------------|--------------------------------------|
| <b>REVENUE</b>                                   |                       |                       |                                       |                                      |
| Local Taxes                                      |                       |                       |                                       |                                      |
| General Property Tax -- Real Estate              | \$ 43,536             | \$ 43,483             | \$ 44,000                             | \$ 44,000                            |
| Total Local Taxes                                | 43,536                | 43,483                | 44,000                                | 44,000                               |
| Intergovernmental Revenues                       |                       |                       |                                       |                                      |
| Property Tax Rollback & Homestead                | 6,913                 | 6,842                 | 6,900                                 | 5,000                                |
| Other State Shared Taxes                         | 206                   | 84                    | 170                                   | -                                    |
| Total Intergovernmental Revenues                 | 7,119                 | 6,926                 | 7,070                                 | 5,000                                |
| <b>TOTAL REVENUE</b>                             | \$ 50,655             | \$ 50,409             | \$ 51,070                             | \$ 49,000                            |
| <b>EXPENDITURES</b>                              |                       |                       |                                       |                                      |
| Security of Persons and Property                 |                       |                       |                                       |                                      |
| Personal Services                                | 50,500                | 50,000                | 48,000                                | 52,000                               |
| Contractual Services                             | 284                   | 291                   | 335                                   | 400                                  |
| Total Security of Persons and Property           | 50,784                | 50,291                | 48,335                                | 52,400                               |
| <b>TOTAL EXPENDITURES</b>                        | \$ 50,784             | \$ 50,291             | \$ 48,335                             | \$ 52,400                            |
| Revenues over/(under) Expenditures               | \$ (129)              | \$ 118                | \$ 2,735                              | \$ (3,400)                           |
| Beginning Unencumbered Balance                   | \$ 816                | \$ 687                | \$ 805                                | \$ 3,540                             |
| Ending Cash Fund Balance                         | \$ 687                | \$ 805                | \$ 3,540                              | \$ 140                               |
| Estimated Encumbrances (outstanding at year end) | \$ -                  | \$ -                  | \$ -                                  | \$ -                                 |
| Estimated Ending Unencumbered Fund Balance       | \$ 687                | \$ 805                | \$ 3,540                              | \$ 140                               |



| FUND<br>List all Fund Individually Unless<br>Reported on Exhibit I or II | Estimated<br>Unencumbered<br>Fund Balance<br>1/1/2017 | Budget Year<br>Estimated<br>Receipts | Total Available<br>For<br>Expenditures | Budget Year Expenditures and Encumbrances |                     |                     | Estimated<br>Unencumbered<br>Balance<br>12/31/2017 |
|--|---|--------------------------------------|--|---|---------------------|---------------------|--|
|  |   |                                      |  | Personal Services                         | Other               | Total               |  |
| <b>FIDUCIARY</b>   |   |                                      |  |   |                     |                     |  |
| <b>TRUST AND AGENCY FUNDS</b>  |   |                                      |  |   |                     |                     |  |
| Performance Bond Fund  | -   | 25,000                               | 25,000                                 |   | 25,000              | 25,000              | -  |
| Agency Fund  | 543   | 6,000                                | 6,543                                  |   | 6,000               | 6,000               | 543  |
| <b>TOTAL TRUST AND AGENCY FUNDS</b>                                      | <b>\$ 543</b>   | <b>\$ 25,000</b>                     | <b>\$ 25,000</b>                       | <b>\$ -</b>                               | <b>\$ 25,000</b>    | <b>\$ 25,000</b>    | <b>\$ -</b>  |
| <hr/>  |   |                                      |  |   |                     |                     |  |
| <b>TOTAL FOR MEMORANDUM ONLY</b>   | <b>\$ 2,774,775</b>                                   | <b>\$ 2,665,100</b>                  | <b>\$ 5,439,332</b>                    | <b>\$ 1,012,000</b>                       | <b>\$ 1,882,500</b> | <b>\$ 2,894,500</b> | <b>\$ 2,544,832</b>                                |

**STATEMENT OF PERMANENT IMPROVEMENTS**

(Do Not Include Expense to be Paid from Bond Issues)

(Section 5705.29. Revised Code)

| DESCRIPTION                              | Estimated Cost of Permanent Improvement | Amount to be Budgeted During Current Year | Name of Paying Fund      |
|--|---|---|--------------------------|
| Annual Street Resurfacing                | 120,000                                 | 120,000                                   | Capital Improvement Fund |
| Police Vehicles & Equipment              | 41,000                                  | 41,000                                    | Capital Improvement Fund |
| Fire Vehicles & Equipment                | 94,600                                  | 94,600                                    | Capital Improvement Fund |
| Administration Buiding, Museum & Library | 4,000                                   | 4,000                                     | Capital Improvement Fund |
| Information Technology & Other Equipment | 8,750                                   | 8,750                                     | Capital Improvement Fund |
| Information Technology & Other Equipment | 8,750                                   | 8,750                                     | Water Fund               |
| Service Vehicles & Equipment             | 58,450                                  | 58,450                                    | Capital Improvement Fund |
| Service Vehicles & Equipment             | 108,550                                 | 108,550                                   | Water Fund               |
| Water System Improvements                | 900,000                                 | 900,000                                   | Water Fund               |
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| <b>TOTAL</b>                             | 1,344,100                               | 1,344,100                                 |                          |

**STATEMENT OF AMOUNTS REQUIRED FOR  
PAYMENT OF FINAL JUDGMENTS**

(Section 5705.29. Revised Code)

| <b>DESCRIPTION OF JUDGMENT</b> | <b>AMOUNT OF<br/>JUDGMENT</b> | <b>FUND PAYING JUDGMENT</b> |
|--------------------------------|-------------------------------|-----------------------------|
| None                           |                               |                             |
|                                |                               |                             |
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| <b>TOTAL</b>                   |                               |                             |

List the amounts required for the payment of each judgment to be paid during the year being budgeted.

|  |   |               |              |                         |                |                  |   | BUDGET YEAR 2016  |   |
|--|---|---------------|--------------|-------------------------|----------------|------------------|---|---|---|
| PURPOSE OF BONDS AND NOTES                                 | Authority for Levy Outside 10 Mill Limit* | Date of Issue | Date Due     | Ordinance or Resolution | Serial or Term | Rate of Interest | Amounts of Bonds and Notes Outstanding at Beginning of Budgeted Year 1/1/2017 | Amount Required for Principal and Interest 1/1/17 to 12/31/17 | Amount Receivable from Other Sources to Meet Debt Payments 1/1/17 to 12/31/17 |
| Payable from Bond Retirement Fund:<br>INSIDE 10 MILL LIMIT | XXXXXXXXXX<br>XXXXXXXXXX                  | XXXX<br>XXXX  | XXXX<br>XXXX | XXXXXXXX<br>XXXXXXXX    | XXXXX<br>XXXXX | XXXXX<br>XXXXX   | XXXXXXXXXXXXXXXXXX<br>XXXXXXXXXXXXXXXXXX                                      | XXXXXXXXXXXXXXXXXX<br>XXXXXXXXXXXXXXXXXX                      | XXXXXXXXXXXXXXXXXXXXXXXXXX<br>XXXXXXXXXXXXXXXXXXXXXXXXXX                      |
|  |   |               |              |                         |                |                  |   |   |   |
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| <b>TOTAL</b>   |   |               |              |                         |                |                  |   |   |   |
| OUTSIDE 10 MILL LIMIT:                                     | XXXXXXXXXX                                | XXXXX         | XXXXX        | XXXXXXXX                | XXXXX          | XXXXX            | XXXXXXXXXXXXXXXXXX  | XXXXXXXXXXXXXXXXXX  | XXXXXXXXXXXXXXXXXXXXXXXXXX  |
|  |   |               |              |                         |                |                  |   |   |   |
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| <b>TOTAL</b>   |   |               |              |                         |                |                  | \$0   | \$0   | \$0   |

\*If the levy is outside the 10 mil limit by vote enter the words "by vote" and the date of the election.  
If outside the 10 mil limit without a vote, enter the reference to the statute under which the levy is exempt from the 10 mill limit.

**CITY OF BELLBROOK  
DEBT SCHEDULE 2017**

| <u>DEBT</u>                                | <u>DATE OF ISSUE</u> | <u>INTEREST RATE</u> | <u>MATURITY DATE</u> | <b>OUTSTANDING<br/>DEBT<br/><u>12/31/2016</u></b> | <b>PAYMENTS DUE IN 2017</b> |                 |
|--|----------------------|----------------------|----------------------|---|-----------------------------|-----------------|
|  |                      |                      |                      |   | <u>PRINCIPAL</u>            | <u>INTEREST</u> |
| <b>GENERAL OBLIGATION DEBT</b>             |                      |                      |                      |   |                             |                 |
| Water System Bonds                         | 4/11/2012            | 2.00%-2.65%          | 5/1/2021             | \$360,000   | \$65,000                    | \$8,013         |
| <b>OHIO PUBLIC WORKS COMMISSION LOANS</b>  |                      |                      |                      |   |                             |                 |
| WATER TREATMENT PLANT<br>IMPROVEMENTS LOAN | 7/1/2012             | 0%                   | 7/1/2032             | \$898,767   | \$56,173                    | \$0             |

**CITY OF BELLBROOK 2017 TRANSFERS**

| <u>FROM</u>  | <u>TO</u>                | <u>AMOUNT</u> |
|--------------|--------------------------|---------------|
| GENERAL FUND | CAPITAL IMPROVEMENT FUND | \$200,000.00  |
| GENERAL FUND | POLICE LEVY FUND         | \$100,000.00  |
| GENERAL FUND | FIRE LEVY FUND           | \$250,000.00  |
|              |                          | \$550,000.00  |



# RECORD OF ORDINANCES

Ordinance No. 2016-8

July 11, 2016

## City of Bellbrook

### Ordinance No. 2016-8

#### **An Ordinance Granting an Easement to the State of Ohio, Department of Transportation for Improvements to the State Route 725 Road Embankment along Sackett-Wright Park.**

WHEREAS, the City of Bellbrook owns certain parcels of land adjacent to State Route 725; and

WHEREAS, the State of Ohio, Department of Transportation has initiated a project to protect the State Route 725 roadway embankment from erosion created by Sugar Creek; and

WHEREAS, the State of Ohio, Department of Transportation, requires an easement of 0.635 acres to complete this project; and

WHEREAS, the State of Ohio, Department of Transportation, has offered to pay the City of Bellbrook \$10,925 for this easement.

#### **Now, Therefore, the City of Bellbrook Hereby Ordains:**

Section 1. That the City of Bellbrook grants the easement, attached hereto, to the State of Ohio, Department of Transportation.

Section 2. That the City Manager is hereby authorized to execute the attached easement and such other related documents as may be required.

Section 3. This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Robert L. Baird, Mayor

\_\_\_\_\_  
Jami L. Kinion, Clerk of Council

APPROVED AS TO FORM:  
Patricia N. Campbell, Municipal Attorney

## EASEMENT

Know All Men By These Presents That:City of Bellbrook, Greene County Ohio, the Grantor(s) herein, in consideration of the sum of \$10,925, to be paid by the State of Ohio, Department of Transportation, does hereby grant, bargain, sell, convey and release to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee herein, an easement, which is more particularly described in Exhibit A attached hereto, within the following described real estate:

PARCEL(S): 001 SH  
GRE 725 2.80

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF  
Greene County Current Tax Parcel No. L32000200180002800  
Prior Instrument Reference: OR. 136 PG 6, Greene County Recorder's Office.

And the said Grantor(s), for its self and its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

The property conveyed herein to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF City of Bellbrook, Greene County Ohio by and through \_\_\_\_\_, the \_\_\_\_\_ of City of Bellbrook, Greene County Ohio, has hereunto subscribed his name on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

CITY OF BELLBROOK, GREENE COUNTY  
OHIO

By: \_\_\_\_\_

STATE OF OHIO, COUNTY OF

ss:

BE IT REMEMBERED, that on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me the subscriber, a Notary Public in and for said state and county, personally came the above named \_\_\_\_\_, who acknowledged being the \_\_\_\_\_ of City of Bellbrook, Greene County Ohio, and who acknowledged the foregoing instrument to be the voluntary act and deed of said City of Bellbrook, Greene County Ohio.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: \_\_\_\_\_

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

**EXHIBIT A**

Page 1 of 4

RX 270 SH

Rev. 06/09

Ver. Date 12/11/2014

PID 94632

**PARCEL 1-SH  
GRE-725-2.80  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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[Surveyor's description of the premises follows]

---

Situated in the Township of Sugar Creek, County of Greene, and State of Ohio, being part of the south half of Section 31, Township 3, Range 6, Between the Miami Rivers Survey, and being part of a 22.221 acre tract of land conveyed to the City of Bellbrook by Official Record 136, Page 6, all references being to the Greene County Recorder's Office, Greene County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the west side of the centerline of existing right-of-way of State Route 725, as shown and delineated upon the centerline plat of the right-of-way plans designated as GRE-725-2.80 prepared for the State of Ohio, Department of Transportation by Carpenter Marty Transportation Inc., as recorded in Plat Book \_\_\_\_, Page \_\_\_\_ (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at an iron pin found in a centerline monument box at a point of curvature, said point being Station 170+49.62 in said centerline as shown and delineated upon

**EXHIBIT A**

Page 2 of 4

RX 270 SH

Rev. 06/09

the centerline plat with the right-of-way plans designated as GRE-725-2.90 for the State of Ohio, Department of Transportation, District 8;

Thence along said centerline the following three courses:

- 1) North  $35^{\circ} 42' 04''$  West a distance of 684.22 feet to Station 163+65.40 in said centerline;
- 2) With a curve to the right having a radius of 654.81 feet, a central angle of  $40^{\circ} 11' 50''$ , an arc length of 459.40 feet, a chord bearing North  $15^{\circ} 36' 08''$  West, and a chord distance of 450.03 feet to Station 159+06.01 in said centerline;
- 3) North  $4^{\circ} 29' 47''$  West a distance of 0.53 feet to Station 159+05.48 in said centerline;

Thence leaving said centerline along a new line North  $85^{\circ} 30' 13''$  West a distance of 25.00 feet to a point on the easterly line of a 11.578 acre tract conveyed to Kevin M. and Lisa A. Mosher by Official Record 3063, Page 176, said point being 25.00 feet right of Station 159+05.48 in said centerline;

Thence along said easterly line North  $2^{\circ} 42' 51''$  West a distance of 110.98 feet to the Grantor's southeasterly corner, said point being 38.94 feet right of Station 157+95.37 in said centerline, said point also being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence along the Grantor's southerly line North  $61^{\circ} 15' 20''$  West a distance of 12.14 feet to an iron pin set in the proposed westerly right-of-way line of said State Route 725, said pin being 50.00 feet right of Station 157+90.39 in said centerline;

Thence along said westerly line the following seven courses:

**EXHIBIT A**

RX 270 SH

- 1) North 20° 00' 09" West a distance of 48.23 feet to an iron pin set 70.00 feet right of Station 157+46.50 in said centerline;
- 2) North 49° 47' 49" West a distance of 59.11 feet to an iron pin set 118.00 feet right of Station 157+12.00 in said centerline;
- 3) North 40° 12' 11" East a distance of 39.41 feet to an iron pin set 95.00 feet right of Station 156+80.00 in said centerline;
- 4) South 85° 30' 13" East a distance of 25.00 feet to an iron pin set 70.00 feet right of Station 156+80.00 in said centerline;
- 5) North 4° 29' 47" East a distance of 455.00 feet to an iron pin set 70.00 feet right of Station 152+25.00 in said centerline;
- 6) North 17° 59' 31" East a distance of 128.55 feet to an iron pin set 40.00 feet right of Station 151+00.00 in said centerline;
- 7) South 85° 30' 13" East a distance of 15.00 feet to an iron pin set in the said existing westerly right-of-way line of said State Route 725, said pin being 25.00 feet right of Station 151+00.00 in said centerline;

Thence along said existing line South 4° 29' 51" West a distance of 238.93 feet to a point in the Grantor's easterly line, said point being 25.00 feet right of Station 153+38.69 in said centerline;

Thence along said easterly line South 6° 14' 39" West a distance of 456.66 feet to the TRUE POINT OF BEGINNING, containing 0.635 acres, of which the present road occupies 0.000 acres.

**EXHIBIT A**

Page 4 of 4

Rev. 06/09

RX 270 SH

The above described tract is located in Auditor's Parcel Number L32000200180002800.

Grantor claims title by O.R. 136, Pg. 6, Greene County Recorder's Office.

This description is based on a survey performed for the State of Ohio, Department of Transportation in September of 2014 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on December 11, 2014 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Control for the bearings shown herein were determined by GPS observations. Bearings are shown to indicate angle only and are for project use only.

Monuments referred to as iron pins set are 3/4" x 30" topped by a 2" diameter aluminum cap stamped "ODOT R/W, P.S. 8124". Right of way monuments called for as set herein will be set upon completion of the acquisition process.



12/11/2014



# RECORD OF ORDINANCES

Ordinance No. 2016-9

July 11, 2016

## City of Bellbrook

### Ordinance No. 2016-9

#### **An Ordinance Amending Article 3, Section 3.02 “Definitions” of the City of Bellbrook Zoning Code to Revise the Definition of “Kennel.”**

WHEREAS, an amendment to remove the word “training” from the definition of “Kennel” in the Zoning Code was requested by a business owner; and

WHEREAS, the Bellbrook Planning Board held a public hearing on the requested amendment on June 22, 2016 and unanimously approved the amendment and recommended adoption by City Council; and

WHEREAS, all amendments to the Zoning Code must be approved by ordinance.

#### **Now, Therefore, the City of Bellbrook Hereby Ordains:**

Section 1. That the following amendments to the Bellbrook Zoning Code be approved with deletions shown by brackets and strikethrough and additions shown by italics and underlined:

#### **Article 3 Construction of Language and Definitions**

##### 3.02 Definitions

##### Kennel:

- (a) any lot or premises used for the sale, [~~training,~~] boarding or breeding of dogs, cats or other animals for commercial purposes;
- (b) or any lot or premises upon which are kept more than four (4) animals which are over the age of four (4) months and which are either dogs or cats. Kennels are not included as permitted principal or accessory uses in any Residential Zoning Districts and so are not allowed in those Districts;
  - (1) an excess number of dogs and/or cats on premises that exist as of the effective date of this ordinance (May 26, 2010) may remain without penalty until the permitted number of dogs and/or cats is achieved on the premises. No additional dogs and/or cats may be added to any such lot or premises until the number of dogs and cats is reduced to three (3) or less.

Section 2. This ordinance shall take effect and be in force from and after the earliest period provided by law.

# RECORD OF ORDINANCES

Ordinance No. 2016-9

July 11, 2016

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Robert L. Baird, Mayor

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Jami L. Kinion, Clerk of Council

APPROVED AS TO FORM:  
Patricia N. Campbell, Municipal Attorney

# RECORD OF RESOLUTIONS

Resolution No. 2016-T

June 27, 2016

## City of Bellbrook

### Resolution No. 2016-T

#### **A Resolution Accepting the Bid Submitted by Smith Construction for the Plantation Trail Culvert Replacement Project and to Authorize the City Manager to Enter into a Contract in Connection Therewith.**

WHEREAS, the City of Bellbrook advertised for bidders for the Plantation Trail Culvert Replacement Project according to specifications prepared by the City's engineer, and

WHEREAS, Smith Construction was the lowest and best bidder for the project.

#### **Now, Therefore, the City of Bellbrook Hereby Resolves:**

Section 1. That the bid submitted by Smith Construction for the Plantation Trail Culvert Replacement Project with a bid price of \$266,272 is hereby accepted.

Section 2. That the City Manager is hereby authorized to do all things necessary to execute a contract with Smith Construction Inc. as stated above.

Section 3. That this resolution shall take effect and be in force forthwith.

---

Robert L. Baird, Mayor

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Jami L. Kinion, Clerk of Council



# RECORD OF RESOLUTIONS

Resolution No. 2016-U

June 27, 2016

## City of Bellbrook

### Resolution No. 2016-U

#### **A Resolution Approving the Replat of Lots #8, #9, and #10 into Lots #8A and #10A, Highview Terrace Subdivision Section II.**

WHEREAS, the Ohio Revised Code requires a re-plat for changes of lot lines or easements in a platted subdivision, and

WHEREAS, the City of Bellbrook's consulting engineer and the Bellbrook Planning Board have recommended approval of a replat of Lots #8, #9 and #10 into Lots #8A and #10A, Highview Terrace Subdivision, Section II; and

WHEREAS, the City of Bellbrook Subdivision Regulations stipulate that changes to a recorded plat shall be approved by action of the Bellbrook City Council

#### **Now, Therefore, the City of Bellbrook Hereby Resolves:**

Section 1. That the replat of Lots #8, #9, & #10 into Lots #8A and #10A, Highview Terrace Subdivision, Section II is hereby approved for recording purposes.

Section 2. That the Mayor and Clerk of Council are authorized to affix their signatures to the revised record plan.

Section 3. That this resolution shall take effect and be in force forthwith.

---

Robert L. Baird, Mayor

---

Jami L. Kinion, Clerk of Council



NOTICE TO LEGISLATIVE  
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

|                |     |      |                                 |
|----------------|-----|------|---------------------------------|
| 9914720        |     | TRFO | ZEMG LLC                        |
| PERMIT NUMBER  |     | TYPE | DBA ZEMORE WINE CELLAR & BISTRO |
| 06             | 01  | 2016 | 4457 SR725                      |
| ISSUE DATE     |     |      | ALEX BELL RD                    |
| 06             | 09  | 2016 | BELLBROOK OHIO 45305            |
| FILING DATE    |     |      |                                 |
| D1             | D2  | D3   |                                 |
| PERMIT CLASSES |     |      |                                 |
| 29             | 011 | A    | F16306                          |
| TAX DISTRICT   |     |      | RECEIPT NO.                     |

FROM 06/13/2016

|                |     |      |                             |
|----------------|-----|------|-----------------------------|
| 3329275        |     |      | GRAPE VINES LLC             |
| PERMIT NUMBER  |     | TYPE | DBA CUVÉE WINE BAR & CELLAR |
| 06             | 01  | 2016 | 4457 SR725                  |
| ISSUE DATE     |     |      | ALEX BELL RD                |
| 06             | 09  | 2016 | BELLBROOK OHIO 45305        |
| FILING DATE    |     |      |                             |
| D1             | D2  | D3   |                             |
| PERMIT CLASSES |     |      |                             |
| 29             | 011 |      |                             |
| TAX DISTRICT   |     |      | RECEIPT NO.                 |



MAILED 06/13/2016

RESPONSES MUST BE POSTMARKED NO LATER THAN. 07/14/2016

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A TRFO 9914720**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD  IN OUR COUNTY SEAT.  IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)-  Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF BELLBROOK CITY COUNCIL**  
**P O BOX 285**  
**BELLBROOK OHIO 45305**

9914720 PERMIT NBR  
ZEMG LLC  
DBA ZEMORE WINE CELLAR & BISTRO  
4457 SR725  
ALEX BELL RD  
BELLBROOK OHIO 45305

\*\*\*\*\*

|                   |            |        |           |         |
|-------------------|------------|--------|-----------|---------|
| GREGORY ZEMORE    | 06/09/2016 | ACTIVE |           | MAN-MBR |
| MELANIE ZEMORE    | 06/09/2016 | ACTIVE | SECRETARY | MAN-MBR |
| LAWRENCE BOGEMANN | 06/09/2016 | ACTIVE | TREASURER | MAN-MBR |

PA2-KEY = END SESSION, CLEAR-KEY = END OPTION, ENTER-KEY = TO CONTINUE