

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

February 9, 2015

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

This is a summary of the City Council meeting held on Monday, February 9, 2015. 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 prior minutes of the **work session and regular meeting minutes of January 26, 2015**, Mayor Baird declared the minutes approved as written.

SPECIAL GUESTS

Mayor Baird administered the Oath of Office to Dr. Scott Carlson. Dr. Carlson is the newest member to the Village Review Board. His term expires January 31, 2016.

ORDINANCES

Mr. Greenwood read **Ordinance No. 2015-1** amending Chapter 1610 of the Bellbrook Municipal Code, Establishing the Fire Code Enforced by the Bellbrook Fire Department in its entirety.

This is an introduction of Ordinance No. 2015-1 which will change text in the Bellbrook Fire Department Unified Fire Code to the most current language from the State of Ohio. Mr. Schlagheck said this section has not been updated since 1994. A public hearing will be held on February 23, 2015, at the regular City Council meeting.

Mr. Greenwood made a motion to introduce Ordinance No. 2015-1. 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 was carried 7-0.

RESOLUTIONS

Mr. Schweller read **Resolution No. 2015-C** authorizing Robert L. Baird, Mayor of the City of Bellbrook, to enter into an amended employment agreement with Mark A. Schlagheck, City Manager/Finance Director. This change was agreed upon at the last meeting and will increase the medical insurance waiver from \$5000 to \$7000 per year.

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Mr. Schweller made a motion to approve Resolution No. 2015-C. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll: Mr. Schweller, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. Martin, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion was carried 7-0.

Mrs. Seger-Lawson read **Resolution No. 2015-D** authorizing the City Manager to enter into a letter agreement for the purchase of the City's cell tower lease.

Mr. Schlagheck shared information and options regarding leasing the cell tower. This tower has been there since 1997. The City owns the land and leases it to Crown Castle with an agreement until 2047. Currently the annual lease payment the City receives is \$32,031. This increases annually in July according to the Consumer Price Index. Recently the City has received two proposals from two different companies to purchase this lease. They are offering a lump sum of \$400,000 and \$432,000 with an additional 50% of any future rental fees they receive from the tower. This resolution would authorize the City Manager to enter into one of these agreements, as one agreement has an expiration date of February 11. Mr. Schlagheck asked for Council's input on selling the current lease.

Mayor Baird is not sure there is a right answer. There is speculation more carriers may be added to the tower. By approving this resolution it will give Mr. Schlagheck the authority to negotiate a deal. Council will have to approve any agreement. Mr. Schlagheck said this is a two-step process. He can enter into an agreement, but Council would have to approve any final agreement.

Council discussed the options and possibilities of selling the lease. No decision was made and Council decided to hold off on passing this resolution. Mr. Schlagheck will negotiate with the companies and report back to Council.

There was no motion by Council to approve Resolution 2015-D.

CITY MANAGER REPORT

Mr. Schlagheck reported on the Water Service Area agreement that the City is trying to negotiate with Greene County. The City offered \$1000 per tap in fee to the County and they have responded that they would like 50% of all tap in fees from the area they are giving up.

Mr. Schlagheck explained the developer installs the initial water lines and the taps in fees provide funds to the City to maintain those lines. Mr. Martin said he would like to see a flat dollar amount of \$1400 which is half of the current tap in fees. Mrs. Seger-Lawson asked if there is an opportunity to counter offer with \$1200. Mr. Edwards agrees with the flat rate of \$1400. Mrs. Middlestetter said that she thinks \$1400 is the best way to go. Mr. Schweller said that he thinks we should offer \$1200. The Mayor agreed we should offer \$1200 and be willing to go up to \$1400 per tap in.

Mr. Schlagheck shared that the new restaurant the Third Season is now open. It is in the old Frosty Eagle building.

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The Vemco/Firebird stormwater project will be completed this year. The drain that leads to the creek will be reconstructed to eliminate the stormwater issues. Sometime in March surveyors will be here surveying the area. The engineering should be done by July 1st and the project completed by the end of the year.

COMMITTEE REPORTS

Service: No report.

Safety: No report.

Finance/Audit: No report.

Community Affairs: Mrs. Middlestetter reported that Pat Campbell a former Council member is in the hospital with some health issues.

NEW BUSINESS

Mr. Schlagheck reviewed the Water System and Water Rates with Council. Mr. Schlagheck shared a video that the Service Department recently made, explaining how the City water System works. The video will be available on the City website for everyone to view. Mr. Schlagheck shared charts and graphs of the water produced, accounts billed, and average residential usage.

Mr. Schlagheck said the City is making the recommendation to not increase water rates for 2015. However, they are recommending increasing the tap in fees. These fees have not been increased since 2010.

Irrigation systems on City water are billed separate from household water bills and November is typically the largest bill, as that is the bill for August-October. There is also a minimum usage fee that must be paid even during months no water was used. Mr. Schlagheck is working with Mr. Wilson on getting this changed so residents will only receive one bill and propose that the minimum monthly fee for irrigations be eliminated.

Council agreed with raising the tap in fees and eliminating the minimum fee on irrigation systems. Mr. Schlagheck will prepare legislation to introduce at the next meeting.

Mr. Martin asked Mr. Wilson, how the installation of the wireless meters is going. Mr. Wilson said they are 75% complete and he has enough meters on hand to have them about 86% completed and the remainder of meters have been budgeted.

OPEN DISCUSSION

Mrs. Seger-Lawson thanked Dr. Scott Carlson for volunteering to serve on the Village Review Board.

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Brody Vaughn and John Malas, both of Troop 375 are attending the meeting to help earn their Community Merit Badge for Boy Scouts. Mayor Baird thanked them for coming and gave them each a City of Bellbrook pen.

ADJOURN

Being no further business to come before this regular session of Bellbrook City Council, Mayor Baird declared the meeting adjourned at 8:17 pm.

Robert L. Baird, Mayor

Carrie C. Smith, Clerk of Council