

**RECORD OF PROCEEDINGS**  
Minutes of Bellbrook City Council Meeting  
August 28, 2017

**PRESENT:** Mr. Nick Edwards  
Mr. Forrest Greenwood  
Mr. Darryl McGill  
Mrs. Dona Seger-Lawson  
Deputy Mayor Mike Schweller  
Mayor Bob Baird

**ABSENT:** Mrs. Elaine Middlestetter

Mrs. Middlestetter was absent. **Mrs. Seger-Lawson moved to excuse Mrs. Middlestetter.** Mr. McGill seconded the motion. The Clerk called the roll: Mrs. Seger-Lawson, yes; Mr. McGill, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

This is a summary of the City Council meeting held on Monday, August 28, 2017. 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 July 10, 2017 Mayor Baird declared the minutes approved as written.

**MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST**

Ashley Puchelski, Cheer coach for the High School came to Council to get permission to put streamers up around the City. Council granted the permission and reminded Ms. Puchelski that they need to come down in a timely manner.

Next, Police Chief Doug Doherty came to Council to introduce a new program the Police Department will be offering. It is the S.A.F.E. program or Seniors Allowing Friendly Efforts. It is a voluntary program that will allow officers to check on seniors in person. It could provide help in an emergency situation and it would establish trust with the residents.

Mayor Baird read a thank you note from Alice Wiseman, Museum Board Trustee. Alice thanked the Mayor and Council for their support of the Museum. The Mayor wanted to thank Alice for serving at the Museum and also her efforts in coordinating the reception with the Stephen Bell family.

**PUBLIC HEARING OF ORDINANCES**

Mr. Schweller **read Ordinance 2017-6** An Ordinance Amending Ordinance 2016-14 to Adjust the City of Bellbrook Appropriations for 2017 to Reflect Additional Cost in some Line Items and Reduced Costs in other Line Items. Mr. Schweller said this is a reoccurring adjustment that we do. The biggest adjustment is to the water fund account. The certain funds for the Upper Hillside water main project are being moved to 2018 when construction will actually occur.

Being a public hearing Mayor Baird opened up for public comment. Seeing no comments from the public the Mayor closed the public hearing and asked for a motion. Mr. McGill made a motion to **adopt Ordinance 2017-6**. Mr. Schweller seconded the motion. The Clerk called the roll: Mr. McGill, yes; Mr.

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Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 6-0.

## **INTRODUCTION OF ORDINANCES**

Mr. Edwards **read Ordinance 2017-7** An Ordinance Approving a Solid Waste and Recyclable Material Collection and Disposal Contract with Rumpke of Ohio, Inc. Mr. Schlagheck said this contract is for a five year period with a fixed cost of \$13.85 per customer per month. This ordinance will be set for a public hearing to be held at the September 11<sup>th</sup> Council meeting.

Mr. Edwards made a motion to **introduce Ordinance 2017-7**. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. McGill, yes; Mr. Greenwood, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

## **RESOLUTIONS**

Mrs. Seger-Lawson **read Resolution 2017-V** A Resolution Designating a Public Depositor (KeyBank National Association) of Active and Interim Deposits of the City of Bellbrook. KeyBank is currently a public depositor for the City, but this amended agreement allows Key to use the Ohio Pooled Collateral System to meet the pledged collateral requirements of the Ohio Revised Code.

Mrs. Seger-Lawson made a motion to **adopt Resolution 2017-V**. Mr. Schweller seconded the motion. The Clerk called the roll. Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mr. Edwards, abstained; Mr. Greenwood, yes; Mr. McGill, yes; Mayor Baird, yes. The motion carried 5-0 with one abstention.

Mr. McGill **read Resolution 2017-W** A Resolution Declaring the Official Intent and Reasonable Expectation of the City of Bellbrook on Behalf of the State of Ohio (the Borrower) to Reimburse Its Water Fund for the Upper Hillside Water Main Improvement Project (Loan #CK15U) with the Proceeds of Tax Exempt Debt of the State of Ohio. This resolution is required by the Ohio Public Works Commission for subdivisions that plan to pay the contractors directly and then be reimbursed from the loan proceeds.

Mr. McGill made a motion to **adopt Resolution 2017-W**. Mr. Schweller seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 6-0.

Mr. Greenwood **read Resolution 2017-X** A Resolution Directing the Greene County Auditor to Enter the Delinquent Cost of Weed and Grass Mowing on the Tax Duplicate for the Properties Attached Hereto. This resolution authorizes the assessment of delinquent weed and grass mowing charges to the property taxes. There are only two delinquent properties totaling \$462.50.

Mr. Greenwood made a motion to **adopt Resolution 2017-X**. Mr. Edwards seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. Edwards, yes; Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

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Mr. Edwards **read Resolution 2017-Y** A Resolution Approving the Re-Plat of Lot #3C into Lots #37A and #3D, Highview Terrace Subdivision Section I. A similar re-plat was approved by Council earlier this year, but never recorded. This re-plat will supersede the previously approved re-plat.

Mr. Edwards made a motion to **adopt Resolution 2017-Y**. Mr. Greenwood seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

## **Resolution 2017-Z was removed from the agenda at the request of the developer for Highview Terrace subdivision.**

Mr. McGill **read Resolution 2017-AA** A Resolution Directing the Greene County Auditor to Enter the Delinquent Cost of Unpaid Water Bills on the Tax Duplicate for the Properties Attached Hereto. This resolution authorizes the assessment of delinquent water charges to the property taxes. There are four delinquent properties that total \$ 367.78. Mr. Greenwood asked if there is a process that notifies owners if their tenants have not paid. Mr. Schlagheck said the owners receive a delinquent notice when their tenants have not paid.

Mr. McGill made a motion to **adopt Resolution 2017-AA**. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

## **CITY MANAGER REPORT**

Mr. Schlagheck said improvements to the intersection at Main and Franklin streets have been completed. The left turn signal has been added and the left turn lane has been extended and re-stripped. Radar units are also in place to detect traffic at the intersection. Mr. Schweller asked how much this project cost. Mr. Schlagheck said the cost was about \$35,000. Mr. Schweller said it was a nice improvement. Mr. Schlagheck said if anyone experiences anything that does not seem right, please notify him. He said they will continue to monitor the traffic flow to see if further adjustments are needed.

Mr. Schlagheck said Barry Tiffany from Sugarcreek Township contacted him to request a joint meeting with the City, Park District and School District. Unless Council objects, the meeting will be held here on Monday September 25th, prior to the Council meeting.

Next, Mr. Schlagheck said the Winters Library building is owned by the City of Bellbrook. It was owned by the township until the city/township split. There is not a formal lease agreement between the library and the city, but we have always handled the major building issues. Last winter, the two HVAC systems began to fail. A quote was obtained to replace them for \$25,591. Mr. Schlagheck said he meet with the Executive Director of the Greene County library system and the library has agreed to contribute \$8,000 towards the replacement. Mr. Schlagheck also said that the library would like to formalize the arrangement with a lease agreement. The municipal attorney is currently reviewing a draft of a lease agreement.

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Mr. Schlagheck next spoke about the property tax levy. He shared with Council a more detailed summary of the needs and uses of the requested levy. It is a 3.0 mil, 5-year property tax levy. It is a general fund levy that is predominately for public safety services. This levy will generate over \$500,000 per year. It will cost the property owner \$8.75 per month, \$105 per year for each \$100,000 of property valuation. The levy funds will be used to offset the reduction of revenue from the State of Ohio and investment interest. It will add one full time firefighter position that will improve coverage by staffing two full-time firefighters for every shift. One full time police officer will be added. The school has requested a full-time school resource officer for the schools within the City. The new officer would work in the schools during the school year. During the summer, the officer would fill a shift for vacation coverage which would lower overtime cost. Also, there will be funds designated for downtown improvements. Other items to consider regarding the levy include: Bellbrook does not have a municipal income tax, water rates have not increased since 2011, waste collection rates have decreased, saving the residents \$48 per year. For a \$100,000 property tax value only \$561 per year comes to the city for all municipal services. Property tax rates have not changed since the replacement police levy passed in 2011. Police and fire dispatch was consolidated with Sugarcreek Township, Xenia and Greene County saving at least \$125,000 annually. The community impacts of the levy include: keeping local safety services up to date and high quality, invest in safety equipment, personnel and community programs to sustain our low crime rate and emergency response times. Also, maintain the quality of life for our residents and protect property tax values. We would like to attract businesses and visitors to downtown Bellbrook. Mr. Schlagheck said more detailed information will be posted on the website. A postcard will be mailed to residents later. He also said public meetings will be held to answer any questions from residents. Lastly he said a levy committee will need to be formed soon. This committee can purchase signs and advocate for the levy.

Mr. Schweller said this was a good presentation. He wanted to remind residents that we do not have a local income tax. He also said that the City only gets about 22% of the real estate taxes. The majority goes to the school district. Mr. Schweller also mentioned the decline in the estate tax. The estate tax would generate \$10,000 to \$15,000 dollars in revenue annually. In some years, the City received over \$200,000 in estate tax. Mr. Schweller said that was rainy day funds and it was a big hit to Bellbrook to lose that revenue which helped to pay for some additional projects.

Mr. Edwards said the most telling statistic is it has been nine years since we have had a levy on the ballot. He said he can't think of anything he paid for nine years ago that has not increased now. He gave credit to Mr. Schlagheck and his team for managing a budget that has not grown.

Mr. Greenwood said volunteer systems for fire departments are almost nonexistent. The main reason is the required training. That is an issue too.

Mr. Schweller asked Mr. Schlagheck if he has received any feedback from the residents in the Upper Hillside area concerning the water main project. Mr. Schlagheck said he has spoken with a few residents. He said the project is still in the design stage. It should go to bid later this year. He said the project will probably not start until after school is out next summer. There is only one way in and out of that neighbor so they need to want until school is out so it does not impact the buses.

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Mr. Greenwood also had a question about the Upper Hillside project. He said he has had some questions from residents that live there. He asked Mr. Schlagheck if they are replacing a line from the inside of the house to the outside. Mr. Schlagheck said it depends because there are both inside and outside meters. The service line will be replaced to the pit for meters that are currently outside. He also mentioned that if a lead service line was discovered, it would be replaced. Lead service lines have not been found in the City. For inside meters, the service line will be replaced up to the house and tied to the existing line in a pit. All inside meters will be moved outside into a pit. Mr. Greenwood said people have said they are concerned with people coming inside of their house. Mr. Schlagheck said we will need to have cooperation with those residents that have inside meters. He said the actual replacement of water meters will be done by the Service Department, not the contractor. If we need to work different hours to accommodate some residents, we will do that.

## **COMMITTEE REPORTS**

**Service:** No Report.

**Safety:** No Report

**Finance/Audit:** Mr. Schweller said he understands the audit is near completion. Mr. Schlagheck said there are two more review steps left.

**Community Affairs:** No Report

## **OLD BUSINESS-**

**NEW BUSINESS-**The City received a notice from the Ohio Division of Liquor Control about a change of ownership. Council did not have any objections.

## **OPEN DISCUSSION-**

Mr. Greenwood said he recently attended a County Commission meeting in Sugarcreek Township. He said there is going to be a workshop on the flood plain. He said they will email information when it is available.

Mr. McGill wanted to comment to Mr. Schlagheck about the recent street paving project. He thought it was done in a professional and timely manner. He said they also did a good job of controlling the traffic. Mr. Schlagheck agreed and he also wanted to mention that the striping on Possum Run is not complete. He said they will be adding a yellow line down the middle and adding white fog lines along the edges. He said this will visually narrow down the road and hopefully reduce speed on Possum Run.

Mrs. Seger-Lawson wanted to remind residents to keep an eye on Hurricane Harvey as it moves into our area. She wants residents to be prepared for any outages. She also asked about our water system. Mr. Schlagheck said the City has multiple backup generators now. He said we are in a much better position than we were back in 2008.

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Mr. Schweller said at a recent County Commission meeting, the Commissioners said they are close to having the ability to put their meetings on television. Mr. Schweller said he would love to see the transparency. He said he would also like to see the School Board meetings televised.

Nina Herzog-255 Upper Hillside Dr.-She asked if the flagging of the gas lines on Sunday was related to the Upper Hillside Dr. water main project. Mayor Baird said we would need to look at the OUPS ticket to see who requested it. She also said the improvement of the Main and Franklin Streets intersection is a great improvement. Ms. Herzog also asked about any solutions at coming south bound on Main Street. She said it is difficult to turn left onto Upper Hillside. She suggested a three way stop. Mr. Schlagheck said he could have the engineer look at that. He is not sure it would work.

## **ADJOURN**

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 8:25 pm.

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Robert L. Baird, Mayor

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Jami L. Kinion, Clerk of Council