

BELLBROOK CITY COUNCIL AGENDA
January 22, 2018



City of Bellbrook
15 E. Franklin Street
Bellbrook, Ohio 45305

T (937) 848-4666
F (937) 848-5190

www.cityofbellbrook.org

6:00 pm Executive Session-Personnel Matters (Employment and Compensation of a Public Employee)

7:00 pm-Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Formal Approval of the City Council Executive Session and Regular Meeting Minutes of January 8, 2018.
5. Mayor's Announcements/Special Guest
6. Public Hearing of Ordinances
7. Introduction of Ordinances
8. Resolutions

Resolution 2018-E A Resolution to Proceed to Levy a Tax in Excess of the Ten Mill Limitation. (McGill)

Resolution 2018-F A Resolution Accepting the Bid Submitted by Brackney, Inc. for the Upper Hillside Water Main Improvement Project and to Authorize the City Manager to Enter into a Contract in Connection Therewith. (Greenwood)

Resolution 2018-G A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Two. (Middlestetter)

Resolution 2018-H A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Pick-up Trucks for the City of Bellbrook. (Seger-Lawson)

Resolution 2018-I 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. (Edwards)

Resolution 2018-J A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Police Vehicles for the City of Bellbrook. (Schweller)

9. City Manager's Report
10. Committee Reports
 - A. Service
 - B. Safety

C. Finance/Audit

- Accept 12/31/2017 Quarterly Financial Update

D. Community Affairs

11. Old Business

12. New Business

- Accept Resignation of the City Manager effective March 16 ,2018

13. Open Discussion

14. Adjourn

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
Work Session/Executive Session
January 8, 2018

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

This is a summary of the City Council Executive Session held on January 8, 2018 at 5:30 pm to discuss Personnel Matters (Employment and Compensation of a Public Employee).

Mrs. Middlestetter made a motion to enter into Executive Session at 5:31. Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0

Mrs. Middlestetter made a motion to exit Executive Session at 6:30 pm. Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Following the Executive Session, a Work Session was held to discuss Council Committee assignments for 2018.

Being no further business the Work Session ended at 6:45 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
January 8, 2018

PRESENT: Mr. Nick Edwards
Mr. Forrest Greenwood
Mr. Darryl McGill
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, January 8, 2018. 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 work session and regular meeting minutes of December 11, 2017, Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

PUBLIC HEARING OF ORDINANCES

INTRODUCTION OF ORDINANCES

Mr. McGill read **Ordinance 2018-1** An Ordinance Submitting Charter Amendments to the Electors of the City of Bellbrook at the General Election to be Held November 6, 2018. This ordinance would authorize the submission of a charter amendment to the electors for a change in the minimum voting age for municipal elections to sixteen years of age. If a majority of Council agrees to the introduction of this ordinance, a public hearing will be held on January 22, 2018.

Mrs. Seger-Lawson asked if the City has to pay money to put this on the ballot. Mr. Schlagheck said yes, there are election costs along with a mailing to all registered voters in Bellbrook. The cost of this mailing could run \$3,000-\$4,000. If Council wishes, Mr. Schlagheck said this issue could be addressed at the next Charter Review Committee in 2023.

Mrs. Seger-Lawson said she is against lowering the voting age. She appreciates the high school students that came forward and want to be involved in local government. She said she thinks they can be involved and be heard by coming to Council meetings rather than going through this process.

Mr. Edwards said he would like to see it go to a public meeting. He would like to see what the electors have to say. He also appreciated the efforts of the high schoolers that brought this forward.

Mr. Greenwood said he is probably against it but he would like to see it go to a public hearing.

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

January 8, 2018

Mr. McGill said the individuals that brought this forward are very bright and are concerned about the future of politics. He said the Charter Review Committee is the best setting for this but he would like it to move forward to a public hearing.

Mrs. Middlestetter said the Charter Review is the ideal venue for this issue.

Mr. Schweller is opposed to this. He also said that the Charter Review Committee is the ideal place. He said the high schoolers did great work on this.

Mayor Baird said he has talked with several people on this and they are against this. He also said this should go through the Charter Review Committee.

Mr. Edwards made a motion to **introduce Ordinance 2018-1**. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. McGill, yes; Mr. Greenwood, yes; Mrs. Middlestetter, no; Mrs. Seger-Lawson, no; Mr. Schweller, no; Mayor Baird, no. The motion was denied 4-3.

RESOLUTIONS

Mr. Schweller **read Resolution 2018-A** A Resolution by the Council of the City of Bellbrook Requesting the County Auditor to Certify the Total Current Tax Valuation of the City of Bellbrook and the Dollar Amount of Revenue that would be Generated by a Specified Number of Mills. This resolution request a tax value certification form the Greene County Auditor for the proposed 1.75 mil fire levy for the May 2018 election. Mr. Schweller asked if these funds would go directly to the Fire Fund. Mr. Schlagheck said yes; these funds would be used entirely for fire purposes.

Mr. Schweller made a motion to **adopt Resolution 2018-A**. 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. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 7-0.

Mr. Edwards **read Resolution 2018-B** A Resolution Authorizing the City Manager/Finance Director to File with the Greene County Auditor Request for Advances of Taxes Collected. This allows the City to collect these taxes in advance which helps with cash flow.

Mr. Edwards made a motion to **adopt Resolution 2018-B**. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. McGill, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mrs. Middlestetter **read Resolution 2018-C** A Resolution Approving the Combination of Lots #3, 4 & 18 at 22 South Main Street into a Single Lot and the Splitting of this Single Lot into Lots #3A and 18A. This lot split/lot combination was previously approved by the Planning Board in 2017. The owner of these lots requested this for resale purposes.

Mrs. Middlestetter made a motion to **adopt Resolution 2018-C**. Mr. Schweller seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 7-0.

RECORD OF PROCEEDINGS

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Mr. Greenwood read **Resolution 2018-D** A Resolution Authorizing the City Manager to Execute a Three Year Agreement between the City of Bellbrook and the Fire Captains, Fire Lieutenants, and Firefighter/Medics Represented by the International Association of Fire Fighters. This will authorize the City Manager to enter into a three year contract with the fire fighters union effective December 1, 2017. This contract also grants the employees a 2.75% increase for each of the three years. There were some contract language modifications to reflect the current situation also. The Mayor and Council thanked Mr. Schlagheck for negotiating this contract. This saves the City money.

Mr. Greenwood made a motion to **adopt Resolution 2018-D**. Mr. Edwards seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. Edwards, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

CITY MANAGER REPORT

Mr. Schlagheck said since the last month, the City has had two fires. The extremely cold temperatures made it harder to extinguish the fires. The Police Officers are also out helping people in the very cold temperatures. Mr. Schlagheck said the Service Department employees spent six hours on Christmas Eve making sure the streets were safe. Mr. Schlagheck wanted to thank them for their efforts. He encouraged residents to also thank them when they see them out in the community.

COMMITTEE REPORTS

Service: Mrs. Seger-Lawson reminded residents to not park in the street during a snow event and to drive cautiously.

Safety: Mr. Greenwood wanted to reiterate what Mr. Schlagheck said about the Police, Fire and Service departments. He thanked them for doing a good job.

Finance/Audit: Mr. Schweller said we have a levy for fire services coming up on the May ballot. Since we don't have an income tax, the levy is a method we have to pay for these services. Mr. Schweller said without an income tax, we need to pass these levies to maintain the services we have. He also said there will be more information about the levy soon.

Community Affairs:

Mrs. Middlestetter made a motion to reappoint the following Board Members with expiring terms. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Board of Zoning Appeals & Property Review Commission

- Philip Ogrod-February 1, 2018 to January 31, 2023

Village Review Board

- Jennifer Bowersock-February 1, 2018 to January 31, 2021
- Jacqueline Greenwood-February 1, 2018 to January 31, 2021

Historical Museum Board of Trustees

RECORD OF PROCEEDINGS

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- Dwight Bartlett- January 1, 2018 to December 31, 2021
- Marylou Eppers-January 1, 2018 to December 31, 2021

Mrs. Middlestetter also said there are two openings on the boards. The vacancies are on the Planning Board and the Historical Museum Board. Information about these openings is posted on the web site.

OLD BUSINESS-

NEW BUSINESS

Mayor Baird said at the Work Session held earlier, Council decided not to make any changes in the current Committee assignments. Mayor Baird asked for a motion to approve these for 2018.

Mr. McGill made a motion to approve the Council Committee Assignments for 2018. Mr. Greenwood seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mr. Greenwood, yes; Mr. Edwards, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mayor Baird said it was also discussed at the Work Session to appoint a Deputy Mayor. The Mayor asked for a motion to appoint Mr. Schweller to serve as Deputy Mayor.

Mr. Edwards made a motion to appoint Mr. Schweller to serve as Deputy Mayor. Mr. Greenwood seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, abstain, Mayor Baird, yes. The motion carried 6-0 with one abstention. The Mayor thanked Mr. Schweller for his continued service to the City.

The Mayor said at the Executive Session tonight, the annual evaluation of the City Manager took place. Mayor Baird said the City Manager's goals and accomplishments were reviewed. The Mayor asked for a motion to approve a 3% pay increase and an 8% merit bonus for the City Manager/Finance Director.

Mr. McGill made a motion to approve a 3% pay increase and an 8% merit bonus for City Manager/Finance Director, Mark Schlagheck. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

OPEN DISCUSSION:

Mr. Edwards thanked Mr. Schlagheck for his work this past year. Mr. Edwards said it was a hard year and he wanted to thank Mr. Schlagheck for his efforts. Mr. Edwards also wanted to thank the Police, Fire and Service Department workers for their dedication and service to the City.

Mr. McGill thanked the Departments for the fabulous job they have done over the past couple of weeks due to the change in the weather.

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January 8, 2018

Mrs. Middlestetter said Bellbrook has a good reputation for having cleared streets. She said we have cleared streets because the Service Department does a good job.

Mrs. Seger-Lawson said this cold weather has been record breaking and she thanked the employees that have to work out in it. She also thanked Mr. Schlagheck for all of his accomplishments this past year.

Mr. Schweller mentioned the winter picture that was on the city website. Mr. Schlagheck said it was taken by Don Buczek, Assistant to the City Manager. Mr. Schweller complimented Mr. Buczek on the picture. He also said it shows that the website is up to date. Mr. Schlagheck said that Mr. Buczek does a good job in maintaining the website.

Mayor Baird also thanked the Police, Fire and Service Departments for the good job they do.

Ernie Havens-3291 Streamview Ct.-Mr. Havens came to the meeting tonight to tell Council about a new magazine he is starting, Bellbrook Sugarcreek Neighbors. The magazine will feature a local writer and local photographer. The magazine will be mailed to residents in Bellbrook and Sugarcreek Township. He said it will also offer a community calendar.

Collin Campbell-2072 Portage Path-Collin is a Boy Scout in Troop 375. He is at Council to earn his Citizenship in the Community Badge. The Mayor thanked Collin for coming to the meeting tonight.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:56 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF RESOLUTIONS

Resolution No. 2018-E

January 22, 2018

City of Bellbrook

Resolution No. 2018-E

A Resolution to Proceed to Levy a Tax in Excess of the Ten Mill Limitation.

The City of Bellbrook, Greene County, Ohio, met in Regular Session on the 22nd day of January 2018, in Bellbrook City Council Chambers with the following members present:

Robert Baird, Mayor
Mike Schweller, Deputy Mayor
Nick Edwards, Council Member
Forrest Greenwood, Council Member
Darryl McGill, Council Member
Elaine Middlestetter, Council Member
Dona Seger-Lawson, Council Member

_____ moved for the adoption of the following Resolution:

WHEREAS, the amount of taxes which may be raised within the ten mill limitation will be insufficient to provide an adequate amount for the necessary requirements of said City of Bellbrook, Greene County, Ohio.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That with two-thirds of all members elected thereto concurring, that it is necessary to levy a tax in excess of the ten mill limitation for the benefit of the City of Bellbrook for the purpose of providing and maintaining fire apparatus and buildings, or the payment of permanent, part-time, or volunteer firefighters to operate the same, including the payment of the firefighter employers' contribution required under section 742.34 of the Revised Code, or the provision of ambulance, paramedic or other emergency medical services operated by a fire department at a rate not exceeding 1.75 mills for each one dollar of valuation, which amounts to thirty cents (\$0.175) for each one hundred dollars (\$100) of valuation for an addition of 1.75 mills to constitute a tax of 1.75 mills for a continuing period of time commencing in tax year 2018 and first collected in 2019.

Section 2. That the question of levying additional taxes be submitted to the electors of said City of Bellbrook at the general election to be held at the usual voting places within said City of Bellbrook on the 8th day of May 2018. The ballot shall be in the following form:

PROPOSED TAX LEVY (Additional) CITY OF BELLBROOK

A Majority Affirmative Vote Is Necessary For Passage

An additional tax for the benefit of the City of Bellbrook for the purpose of providing and maintaining fire apparatus and buildings, or the payment of permanent, part-time, or volunteer firefighters to operate the same,

RECORD OF RESOLUTIONS

Resolution No. 2018-E

January 22, 2018

including the payment of the firefighter employers' contribution required under section 742.34 of the Revised Code, or the provision of ambulance, paramedic or other emergency medical services operated by a fire department at a rate not exceeding 1.75 mills for each one dollar of valuation, which amounts to \$0.175 for each one hundred dollars of valuation, for a five year period of time, commencing in tax year 2018, first due in calendar year 2019?

_____ For the Tax Levy
_____ Against the Tax Levy

Section 3. That said levy be placed upon the tax list of the current year after the February settlement next succeeding the election if a majority of the electors voting thereon vote in favor thereof.

Section 4. That the Clerk of this City of Bellbrook be and is hereby directed to certify a copy of this Resolution to the Board of Elections, Greene County, Ohio, immediately after its passage and notify said Board of Elections to cause notice of election on the question of levying said tax to be given as required by law.

Section 5. That this resolution shall take effect and be in force forthwith.

_____ seconded the Motion and the roll being called upon its adoption, the vote resulted as follows:

Mr. Edwards _____

Mr. Greenwood _____

Mr. McGill _____

Mrs. Middlestetter _____

Mrs. Seger-Lawson _____

Deputy Mayor Schweller _____

Mayor Baird _____

Adopted this 22nd of January 2018.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF RESOLUTIONS

Resolution No. 2018-E

January 22, 2018

Clerk Certification

I, **Jami L. Kinion** of the City of Bellbrook, Greene County, Ohio, certify this Resolution to be a true and correct copy of **Resolution No. 2018-E**, as adopted by the Council of the City of Bellbrook, Greene County, Ohio, and recorded in the official record of proceedings of the meeting held on **January 22, 2018**.

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Resolution No. 2018-F

January 22, 2018

City of Bellbrook

Resolution No. 2018-F

A Resolution Accepting the Bid Submitted by Brackney, Inc. for the Upper Hillside Water Main Improvement 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 Upper Hillside Water Main Improvement Project according to specifications prepared by the City's engineer; and

WHEREAS, Brackney, Inc. was the lowest and best bidder for the project.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the bid submitted by Brackney, Inc. for the Upper Hillside Water Main Improvement Project with a bid price of \$1,166,510.50 is hereby accepted.

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

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

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF RESOLUTIONS

Resolution No. 2018-G

January 22, 2018

City of Bellbrook Resolution No. 2018-G

A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Two.

WHEREAS, the City of Bellbrook Planning Board, after a comprehensive review, granted approval on January 11, 2018 for the record plan for Section Three, Phase Two of the Highview Terrace Subdivision; and

WHEREAS, the City of Bellbrook Subdivision Regulations stipulate that the signing of the Record Plan must be approved by City Council.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That Section Three, Phase Two of the Highview Terrace Subdivision as shown on the final Record Plan is hereby approved for recording purposes.

Section 2. That the Mayor and Clerk of Council are authorized to affix their signatures to the Record Plan.

Section 3. That the developer shall file a copy of the Record Plan for recording in the office of the County Recorder following the date of final approval by the Planning Board and furnish the City with one print of the final recorded plat.

Section 4. That the approval of said Record Plan for recording purposes does not constitute the final acceptance of the proposed streets shown thereon as public streets or the acceptance of the dedication of any other public lands.

Section 5. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AS SHOWN HEREON, AND DO DEDICATE THE SANITARY SEWERS TO THE GREENE COUNTY BOARD OF COMMISSIONERS FOR THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THE WITHIN PLAT ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, PUBLICLY OR PRIVATELY OWNED, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR THE PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER. STREETS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

SIGNED AND ACKNOWLEDGED
PRESENCE OF:

OWNER: CLEMENS DEVELOPMENT CO.
& R M CLEMENS CO.

WITNESS

BY: RICHARD M. CLEMENS
OWNER, R M CLEMENS CO.
PRESIDENT, CLEMENS DEVELOPMENT CO.

WITNESS

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY R M CLEMENS CO., AND BY CLEMENS DEVELOPMENT CO.
BY RICHARD M. CLEMENS, THEIR PRESIDENT, AS OWNER.

NOTARY PUBLIC

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

LIENHOLDER:
MINSTER BANK

WITNESS

SIGNATURE

WITNESS

(PRINTED NAME)

STATE OF OHIO, S.S.:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____, BY MINSTER BANK

BY _____, IT'S _____
AS LIENHOLDER.

NOTARY PUBLIC

OWNER / DEVELOPER

CLEMENS DEVELOPMENT CO.
6730 LITTLE SUGARCREEK RD.
DAYTON, OHIO 45440
PHONE: 937-545-3232
ACQUIRED IN
O.R. VOLUME 2372, PAGE 672

AREA SUMMARY

SITE ACREAGE: 6.136 ACRES
LOTS: 5.223 ACRES
STREETS & RIGHT OF WAY: 0.913 ACRES

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE TWO**

CONTAINING 6.136 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRs
CITY OF BELLBROOK, GREENE COUNTY, OHIO
DECEMBER 28, 2017

DESCRIPTION

THE WITHIN PLAT IS A SUBDIVISION CONTAINING 6.136 ACRES AND BEING PART OF THE REMAINING LANDS OF A 60.069 ACRE TRACT (ORIGINAL) AS ACQUIRED BY CLEMENS DEVELOPMENT CO. THROUGH INSTRUMENTS RECORDED IN O.R. 2372, PG. 672 OF THE OFFICIAL RECORDS OF GREENE COUNTY, OHIO, AND BEING PART OF RIVER BIRCH COURT RIGHT-OF-WAY AS RECORDED IN RECORD PLAN HIGHVIEW TERRACE SECTION TWO, CABINET VOL. 37, PG'S 27B-28B, AND BEING PART OF LOT 27 AS ACQUIRED BY R M CLEMENS COMPANY THROUGH INSTRUMENTS RECORDED IN O.R. 3775 PG. 819 OF THE OFFICIAL RECORDS OF GREENE COUNTY OHIO.

STATE OF OHIO, S.S.: CLEMENS DEVELOPMENT CO., BY RICHARD M. CLEMENS, ITS PRESIDENT, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

RICHARD M. CLEMENS

SWORN TO AND SIGNED IN MY PRESENCE ON

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE WITHIN PLAT IS GOVERNED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, ARTICLES OF INCORPORATION AND BY-LAWS OF THE "HIGHVIEW TERRACE SUBDIVISION HOMEOWNERS ASSOCIATION", ALL OF WHICH ARE RECORDED ON HIGHVIEW TERRACE SECTION ONE, O.R. VOL. 2782, PG'S 450-483 & O.R. VOL. 2795, PG'S 619-637 OF THE DEED RECORDS OF GREENE COUNTY, OHIO AND SHALL BE IN EFFECT FOR HIGHVIEW TERRACE, SECTION THREE, PHASE TWO.

NOTES:

- 1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN OR DESCRIBED AS RESIDENTIAL LOTS.
- 2. MAINTENANCE OF ALL AREAS DESIGNATED AS DRAINAGE EASEMENTS, WALKING PATH EASEMENTS, AND LANDSCAPE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE COLLECTIVE HOMEOWNERS IF SAID ASSOCIATION BE DISSOLVED.
- 3. ANY LOT AREA RESERVED FOR DRAINAGE PURPOSES, SHALL AT ALL TIMES BE KEPT FREE OF ANY OBSTRUCTIONS TO THE FLOW OF WATER. NO IMPROVEMENTS, STRUCTURES OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENT ARE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF BELLBROOK'S ENGINEER. MAINTENANCE OF THE DRAINAGE EASEMENT AREA, STORMWATER MANAGEMENT CONTROL FACILITY(IES), AND DRAINAGE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNER(S) OF THE LOT OR LAND/HOMEOWNERS ASSOCIATION, WHICHEVER IS APPLICABLE, ON WHICH THESE FACILITIES AND/OR DRAINAGE AREAS ARE LOCATED.

**BOARD OF GREENE COUNTY COMMISSIONERS:
(ACCEPTANCE FOR SANITARY SEWERS ONLY)**

COMMISSIONER _____ COMMISSIONER _____

COMMISSIONER _____

WE HEREBY APPROVE AND ACCEPT THIS PLAT (FOR SANITARY SEWERS) AND RECOMMEND THAT THE SAME BE RECORDED

THIS _____ DAY OF _____, 20____

BELLBROOK PLANNING BOARD:

CHAIRMAN _____

SECRETARY _____

BELLBROOK COUNCIL:

MAYOR _____

CLERK OF COUNCIL _____

GREENE COUNTY AUDITOR:

WE HEREBY APPROVE AND ACCEPT THIS PLAT AND RECOMMEND THAT THE SAME BE RECORDED SUBJECT TO THE INCLUDED AGREEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

TRANSFERRED THIS _____ DAY OF _____, 20____

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER:

FILE NO. _____ PLAT CABINET VOL. _____, PAGES _____

FEE: _____ RECEIVED FOR RECORD THIS _____ DAY OF _____

_____, 20____ AT _____ .M.

RECORDED THIS _____ DAY OF _____, 20____.

GREENE COUNTY RECORDER

CERTIFICATION

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAT REPRESENTS A FIELD SURVEY OF JANUARY, 2016 PERFORMED UNDER THE DIRECT SUPERVISION OF PHILIP C. BRUMBAUGH AND THE MONUMENTS, THEIR LOCATION, SIZE & MATERIAL SHOWN HEREON EXIST AS LOCATED OR WILL BE SET AS INDICATED, ALL DIMENSIONAL DETAILS ARE BELIEVED CORRECT AND THAT THE SUBDIVISION RULES FOR THE CITY OF BELLBROOK, OHIO HAVE BEEN COMPLIED WITH.

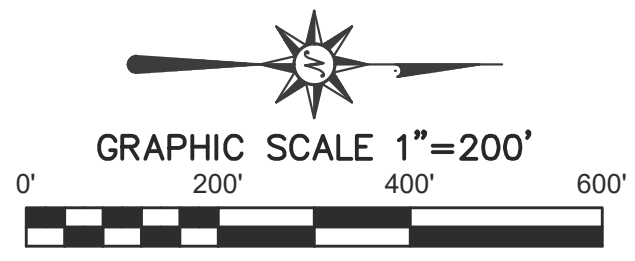
PHILIP C. BRUMBAUGH, P.S. _____ DATE _____
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE TWO RECORD PLAN
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.



2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

**RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE TWO**
CONTAINING 6.136 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6 MRS
CITY OF BELLBROOK, GREENE COUNTY, OHIO
DECEMBER 28, 2017



LINE DATA
L1- S 33°57'54" E 49.05'
L2- N 77°30'26" W 29.96'
L3- S 85°28'58" W 86.66'
L4- N 45°38'42" W 62.59'
L5- S 61°33'46" W 20.00'

STATE OF OHIO
VOL. 501, PG. 157
0.209 ACRES

STATE OF OHIO
VOL. 506, PG. 850
0.176 ACRES

HAROLD W. ROGERS
VOL. 3735, PG. 268
REMAINING 59.10 ACRES

PATRICK J. & KAREN ANN
HILGFORD
VOL. 2983, PG. 564
0.869 ACRES

THOMAS M. CRAYCRAFT &
VICKI M. CRAYCRAFT
VOL. 108, PG. 469
REMAINING 1.37 ACRES

VINEYARDS OF
BELLBROOK
SECTION TWO
P.C. 38, PG. 17A-18A

VINEYARDS OF
BELLBROOK
SECTION ONE
P.C. 36, PG. 305A-306B

BOARD OF TRUSTEES OF THE
BELLBROOK-SUGARCREEK
PARK DISTRICT
VOL. 375, PG. 636
REMAINING 5.116 ACRES

EDNA M. KEITER
VOL. 1361, PG. 480
REMAINING 2.96 ACRES

HIGHVIEW TERRACE
SECTION ONE & TWO
PLAT CAB. 37,
PAGES 212B-213B

CLEMENS DEVELOPMENT Co., Inc.
O.R. 2601, PG. 416
19.165 ACRES

INVERNESS GROUP, INC.
VOL. 3596, PG. 931
REMAINING 147.09 ACRES
SURVEY RECORD
VOLUME 38 PAGE 295

BASIS OF BEARING
THE NORTH LINE OF CLEMENS
DEVELOPMENT COMPANY, INC.
60.069 ACRE TRACT AS
RECORDED IN O.R. 2372 PAGE
672 BEING N 71°00'45" W

**HIGHVIEW
TERRACE
SECTION THREE
PHASE TWO
6.136 ACRES
SURVEY**

CLEMENS DEVELOPMENT COMPANY
ORIGINAL RECORD 2372, PAGE 672

- 60.069 ACRES (ORIG.)
- 28.825 ACRES (SECTION TWO)
- 19.670 ACRES (SECTION THREE, PH. ONE)
- 0.383 ACRES (REPLAT SEC. 2 LOTS 22A-27A)
- 6.136 ACRES (SECTION THREE, PH. TWO)

5.055 ACRES REMAIN

S.R. 725 - WEST FRANKLIN ST.
(RW VARIES)

BERNHARD ENTERPRISES, INC.
VOL. 486, PG. 929
1.933 ACRES

BERNHARD ENTERPRISES, INC.
VOL. 486, PG. 929
4.094 ACRES

WILLIAM C. JOHNSON &
DEANNA D. JOHNSON
VOL. 896, PG. 100
6.505 ACRES

RIDGEWOOD
SECTION 4 REPLAT
P.C. 34, PG. 561A-567B

RIDGEWOOD
SECTION 1-B
P.C. 33, PG. 843A-844A

RIDGEWOOD
SECTION 3-A
P.C. 33, PG. 917A-918A

THE LANDINGS AT
SUGARCREEK
SECTION 3
PLAT CAB. 38,
PAGES 181A-183B

PHILIP C. BRUMBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR NO. 5057

HIGHVIEW TERRACE, SECTION THREE, PHASE TWO RECORD PLAN
LOCATED IN CITY OF BELLBROOK, GREENE COUNTY, OH.

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
PAGE 2 OF 3

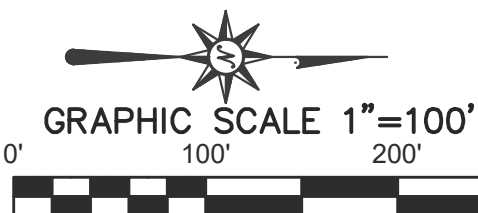
**2 WORKING DAYS
BEFORE YOU DIG**
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

SUPERIMPOSITION MAP
SCALE: 1" = 200'

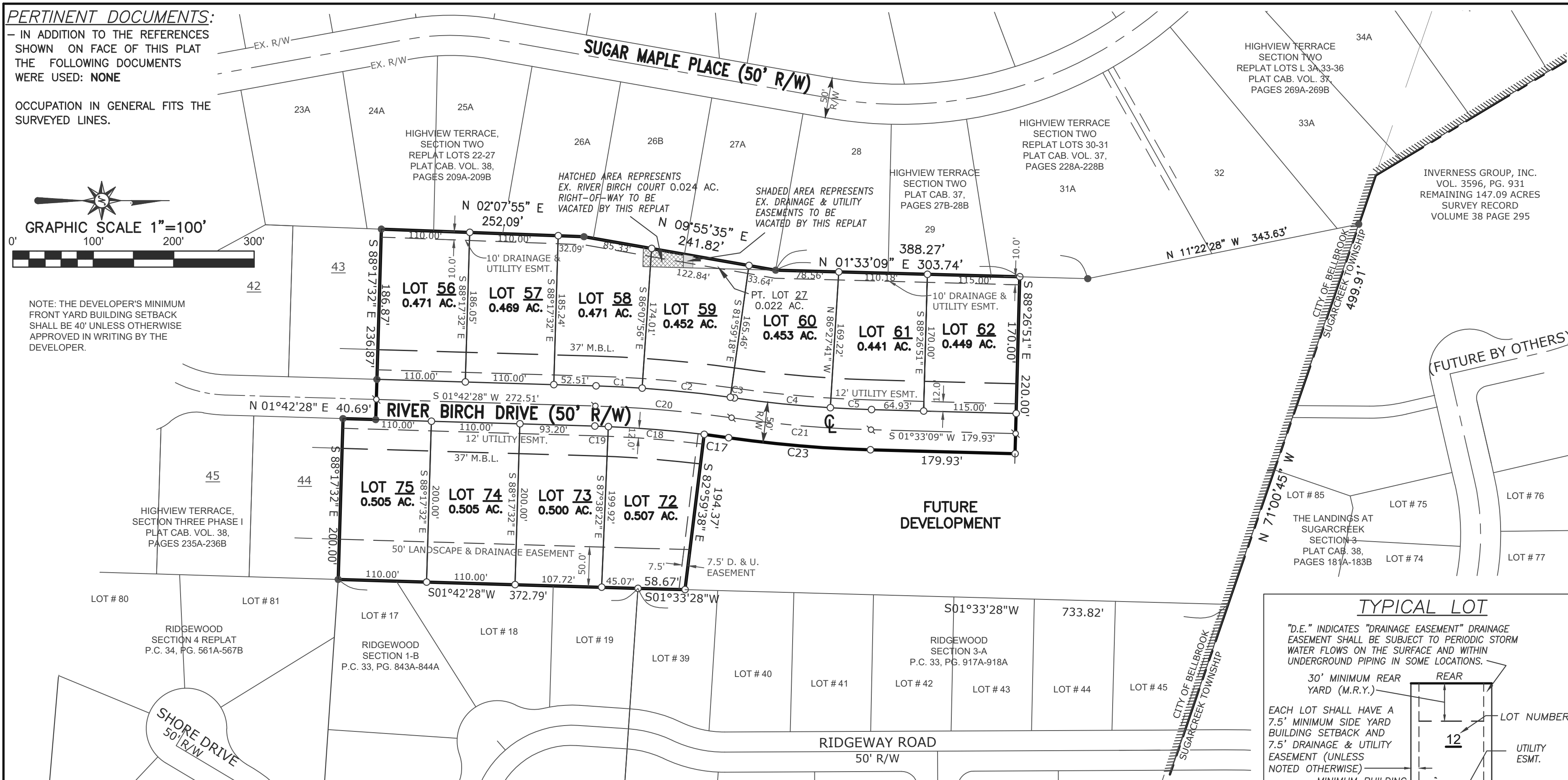
PERTINENT DOCUMENTS:

— IN ADDITION TO THE REFERENCES SHOWN ON FACE OF THIS PLAT THE FOLLOWING DOCUMENTS WERE USED: NONE

OCCUPATION IN GENERAL FITS THE SURVEYED LINES.



NOTE: THE DEVELOPER'S MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 40' UNLESS OTHERWISE APPROVED IN WRITING BY THE DEVELOPER.



RECORD OF RESOLUTIONS

Resolution No. 2018-H

January 22, 2018

City of Bellbrook

Resolution No. 2018-H

A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Pick-up Trucks for the City of Bellbrook.

WHEREAS, Section 240.03 of the Municipal Code allows the City to purchase goods and services through a cooperative arrangement with another governmental entity; and

WHEREAS, the Department of Administrative Services, Office of State Purchasing, has entered into contracts with Bob Ross Buick, Inc.(Centerville, Ohio) and Buick GMC of Beachwood for the purchase of certain equipment, in accordance with Section 125.04 of the Ohio Revised Code.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the City Manager be authorized to participate in a contract with Bob Ross Buick, Inc. for the purchase of the following equipment for the Bellbrook Service Department:

One (1) 2018 GMC Sierra 3500 with various options for a gross price of \$31,092

Section 2. That the City Manager be authorized to participate in a contract with Buick GMC of Beachwood for the purchase of the following equipment for the Bellbrook Service Department:

One (1) 2018 GMC Sierra 2500 Extended Cab with various options for a gross price of \$26,270

Section 3. That the City of Bellbrook directly pays the vendors for said equipment, under state contract.

Section 4. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF RESOLUTIONS

Resolution No. 2018-I

January 22, 2018

City of Bellbrook

Resolution No. 2018-I

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.

WHEREAS, the City of Bellbrook, following all applicable procedures contained in the Bellbrook Municipal Code, invoiced customers for providing water to properties located in the City of Bellbrook's water system area; and

WHEREAS, Bellbrook Municipal Code Section 1042.05 authorizes unpaid water bills to be certified to the Greene County Auditor to be entered upon the tax duplicate; and

WHEREAS, the collection of such delinquent costs are in the best interest of the City and its citizens.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the costs that have been incurred for providing water that have not been paid by the property owners is \$1,721.66.

Section 2. That the costs incurred shall be entered on the tax duplicate for the properties attached hereto.

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

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

**City of Bellbrook
2018 Unpaid Water Bill Assessment**

Account #	Parcel ID	Property Owner	Property Address	Lot #	Assessment Amount
5496-000	L32000100030014000	Z & Z Investments LLC	1908 N. Lakeman Dr.	11	\$ 1,012.01
6480-000	L35000100050000600	Hilgeford, Patrick J. & Karen Ann	1929 Little Sugarcreek Rd.		\$ 78.00
5612-000	L32000100030008100	Tompkins, Brent M.	1855 N. Lakeman Ave.	195	\$ 30.17
9182-000	L35000200050005300	Pierce, Darlene	35 S. Main St.	25	\$ 58.57
6734-000	L35000100070002100	Fernandez, Thomas	220 Belair Cir	21	\$ 164.07
8974-000	L35000100080005800	Bishop, Otis & Petronella Trustees	2020 N. Sheffield Dr.	54	\$ 166.74
5712-000	L32000100030021000	Hubert, James A.	4345 E Briggs Rd.	39	\$ 5.34
8382-000	L35000100100004200	Dabbelt, Jacob	4187 Weller Dr.	104	\$ 21.06
6170-000	L35000200070001600	Marlatt, John & James	2313 Marcia Dr.	16	\$ 185.70
					\$ 1,721.66

RECORD OF RESOLUTIONS

Resolution No. 2018-J

January 22, 2018

City of Bellbrook

Resolution No. 2018-J

A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Police Vehicles for the City of Bellbrook.

WHEREAS, Section 240.03 of the Municipal Code allows the City to purchase goods and services through a cooperative arrangement with another governmental entity; and

WHEREAS, the Department of Administrative Services, Office of State Purchasing, has entered into contract with Lebanon Ford for the purchase of certain equipment, in accordance with Section 125.04 of the Ohio Revised Code.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the City Manager be authorized to participate in a contract with Lebanon Ford for the purchase of the following equipment for the Bellbrook Police Department:

Two (2) 2018 Ford Police SUV with various options for a gross price of \$55,510

Section 2. That the City of Bellbrook directly pays the vendors for said equipment, under state contract.

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

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council