

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
February 25, 2019

PRESENT: Nick Edwards
Forrest Greenwood
Darryl McGill
Elaine Middlestetter
Dona Seger-Lawson
Mike Schweller
Mayor Robert Baird

CALL TO ORDER

Mayor Baird called the meeting to order at 7:00 pm.

ROLL CALL

Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Deputy Mayor Schweller, yes; Mayor Baird, yes.

FORMAL APPROVAL OF MINUTES

After polling members of City Council, as there were no corrections or additions to the regular meeting minutes of February 11, 2019 Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

- **Board Oath**

The mayor swore in Mr. Bill Beeman as the city's Representative to the Greene County Board of Health. Mr. Beeman has served in this capacity for 25 years. The Council members thanked him for his continued service.

- **Fire Department Annual Report**

Fire Chief Jim Neidhard presented the Department's annual report to Council. The Chief began by thanking the city for passing the levy last year. He opined that it was due to the women and men of the Fire Department who serve this community and are reflected in the quotes from citizens at the bottom of each page of the annual report. He added that he could have made a much longer report to share all of the community's responses.

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

February 25, 2019

The Fire Department is now staffed with seven career, 10 part-time, and three resource officers. There are now only three 24-hour slots open. Prior to the passage of the levy, the Captains and the 40-hour firefighter had been on shift work to provide coverage. We have 10 paramedics and 10 EMTs which is great. The department added new part-time firefighters and promoted others to full-time. Anthony Bizzarro was promoted to Deputy Fire Chief. John Nickerson was promoted to the rank of Lieutenant. Josh Lipps was hired as a full-time firefighter. Jay Leach went from part-time to full-time firefighter. The Chief gave Council a spoiler alert that next year will be seeing Jay Leach promoted.

The biggest change in vehicles was the selling of the rescue truck. It had only been on three calls in the last two years.

The fire prevention program has grown thanks to Deputy Chief Bizzarro's idea to give each of the schools' coloring contest winners a plaque and a ride to school on a fire engine. The fifth graders were given a quiz and the class with the best score got a lunch where their teacher was dressed up in fire gear and they got to use the jaws of life to cut up a car. These programs allow the Department to meet with every student to inspire future firefighters.

In addition to their department duties, Lieutenant Nickerson earned an Associate's Degree and Deputy Chief Bizzarro completed his bachelor's degree in Fire Administration. This commitment to personal improvement is impressive.

Chief Neidhard explained the five-year run comparison statistics showing fire runs up and EMT runs down. The change was mostly due to Bellbrook assisting Greene County when they were understaffed. Pie charts illustrated the types of EMS runs in which illness reasons were the highest. When it came to fire runs, Service Assist had the most calls. These usually involved giving assistance to a person who had fallen down and only needed to be lifted. The Department is in the "help business." Good Intent calls are when people aren't sure if there is a problem, such as a carbon monoxide detector going off.

The Bellbrook Fire Department gave mutual aid 72 times and received it 34 times. Fires always require mutual aid because of the small size of our communities. The passage of the levy now allows the department to have four employees on 24-hour shifts at a time.

Chief Neidhard proudly reported on the Department's response times that average 1 minute 35 seconds from the receipt of the tones to leaving the building on a call. The city's compact size makes the total time to respond quite low.

The Chief thanked the City Council for their support and asked for questions.

Mr. McGill asked about the condition of engine #22 that has been in service since 1995. The Chief explained that trucks can last 20 years and then are usually put into reserve for another five years. The miles on this vehicle are very low and well maintained.

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
February 25, 2019

Mrs. Middlestetter asked how often the ladder truck is needed. Mr. Neidhard said it is often requested for mutual aid since most of the local communities only have one. A ladder truck is used for rescues and to create an elevated stream of water. Ladder trucks are known as the Department's tool box since they carry a lot of specialized equipment.

Mr. Schweller is impressed by the community involvement and the programs including kids. He wanted to know how using the Greene County dispatch system was working out. The Chief explained that dispatch puts out the tones. They are doing a good job, they just don't know our city as well. But the system is working well and saves the city money and provides redundancy.

Mrs. Seger-Lawson asked how a problems are handled. Chief Neidhard said they have good contact.

Mr. Greenwood commented on the fact that Bellbrook's Fire Department has a Class 2 rating which puts it in the top three percent in the nation. He asked if the fire house remodeling has begun. Mr. Neidhard said that a contractor has been selected and the addition of another sleeping quarters will begin soon.

Mayor Baird congratulated the Department on their impressive response times of just over 6 minutes.

- **Officer Brian Meade**

Mayor Baird offered his condolences to the Police Department and Sgt. Meade's family. He read part of a message from Brian's father. In May the City will be honoring Sgt. Meade. The funeral visitation will be on Friday, March 1 from 4 PM until 8 PM at the First Baptist Church of Fairborn. The funeral will be the next day at 11 AM at the same location followed by burial at Calvary Cemetery.

PUBLIC HEARING OF ORDINANCES

Mr. Greenwood read **Ordinance No 2019-6 An Ordinance to Approve the Re-zoning of 28 East South Street from O-1 Office District to R-3 Multi-family Residential District**. He opined that this change was a good idea.

City Manager Melissa Dodd explained the history of the property and that the rezoning was approved by the Planning Board.

Mr. Edwards asked if the current owners were going to sell the property. Mrs. Dodd said it is listed for sale.

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. Greenwood made a motion to adopt **Ordinance 2019-6**. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill,

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
February 25, 2019

yes; Mr. Edwards, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mr. Baird, yes. The motion passed 7-0.

INTRODUCTION OF ORDINANCES - none

RESOLUTIONS - none

CITY MANAGER REPORT

City Manager Melissa Dodd reported that new Planning and Zoning Administrative Assistant, Jeff Green, will be starting on March 4. He comes to the City with experience with Riverside and Bethel Township.

The latest information to report on Little Sugarcreek Road is that Mrs. Dodd is waiting on a proposal from the two engineers which she should have this week.

Mr. Edwards said that Miamisburg also has a road that needs repair. Mrs. Dodd replied that their road has been closed since April 2018. She contacted Linda Bailiff at OPWC about the possibility of emergency funding. The Commission has \$3.5 million each year but that money is almost exhausted for this time and is generally used for roads that have been closed to traffic. Mrs. Dodd agreed to research interest-free loan options.

Mrs. Dodd said that recently retired Police Officer Bob Loudermilk has been brought back on a part-time basis to cover shifts until permanent changes can be made.

Utilities Billing Clerk Kathy Emrick is retiring April 30, 2019. She has worked for the City for 27 years. The position has been posted and the City Manager hopes to fill the spot quickly.

Mrs. Dodd announced that the Planning Board is looking at the Comprehensive Plan for the second time on Thursday, February 28. If approved, the Council will see it at the next council meeting in March. The City Manager invites the public to come to the meeting to hear more about the plan.

City Manager Dodd is very excited to introduce "Be Well Bellbrook" in partnership with the Bellbrook Sugarcreek Parks District. This event will take place on September 14, 2019 and will include health related vendors, fitness demos, a 10K run, a mobile mammography unit, and more. The 10K is being produced and managed by Brandon Hough of Advanced Running who is the Director of the WPAFB Air Force Marathon.

COMMITTEE REPORTS

Service: - none

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
February 25, 2019

Safety: - none

Finance/Audit: - none

Community Affairs: - none

OLD BUSINESS – none

NEW BUSINESS

- 2018 Water Fund Review

City Manager Melissa Dodd presented the review of the Water Fund. The fund has been healthy and relatively steady for the past three years. Mrs. Dodd does not know what caused the large increase in 2012.

Water loss is the difference between what is produced and what is billed. Bellbrook's water loss stays below the amount the EPA recommends. Loss happens when flushing hydrants, a water main breaks, or old pipes leak. Total meters billed includes everything that is billed including irrigation. The new housing developments add to the amount in tap-in fees. 2018 had a large number of tap in fees paid which is an anomaly due to the new developments. For instance, the developer of Waterford paid all the tap in fees at once. Water usage fluctuates with weather and people's usage. The average yearly household cost is \$270.60.

Mrs. Dodd concluded by saying that she does not see any need for a water rate or tap in fee increase at this time. Mayor Baird asked when the last rate increase took place but Mrs. Dodd said it might have been in 2015 when tap in fees were increased.

Mrs. Seger-Lawson asked if there would ever be a concern with running out of water. Mrs. Dodd said she did not think that would ever been a problem since most of the land has been developed.

Mr. Schweller asked if the City had a plan if leak happened like the one in Montgomery County. The City Manager explained that it was unlikely that Bellbrook could have a similar situation. The leak in Montgomery County happened under the river and was difficult to locate and repair.

The Mayor added that our water system is looped and been maintained to prevent problems.

Mr. Greenwood asked how many more tap ins were planned. Mrs. Dodd said there are two more sections will be added probably this year. The Landings Section 5 is ready but she did not know the actual numbers. It will probably take two to three years to see them all complete.

Mr. Greenwood explained that the City can test the output capacity. Mrs. Dodd will ask Service Director Ryan Pasley about that. The Mayor explained that the City has a new well field and new water service building. The City also has generators.

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
February 25, 2019

OPEN DISCUSSION

Mr. Edwards expressed his condolences to the Police Department and Sgt. Meade's family. He opined that Officer Meade genuinely cared about his community. He had the opportunity to do a ride-along with Officer Meade a number of years ago.

Mr. Greenwood described Sgt. Meade as a standard setter.

Mr. McGill said Brian was a professional in the best sense and he will be missed.

Mrs. Middlestetter echoed all the condolences for a wonderful Officer.

Mrs. Seger-Lawson shared her condolences. She also congratulated the 7th grade girls' basketball team on their championship win. The 8th grade girls' team came in second in their championship.

Mayor Baird added that the High School girls' basketball team was playing tonight against Valley View. The Boys' team lost to Thurgood Marshal.

Mr. Schweller agreed that the City feels the loss of Sgt. Meade.

Edison Waznik, Boy Scout Troup 75, said he was at the City Council meeting working on his Communications merit badge. This is his second year as a Boy Scout.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:58 PM.

Robert L. Baird, Mayor

Pamela Timmons, Clerk of Council