

BELLBROOK CITY COUNCIL AGENDA
September 13, 2021



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

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

www.cityofbellbrook.org

7:00 pm-Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the minutes of the August 4 and 9 meetings
5. Mayor's Announcements and Special Guest
 - Constitution Week Proclamation
 - Kleingers Group Streetscape Plan Update
6. Public Hearing of Ordinances - none
7. Introduction of Ordinances
 - **Ordinance 2021-8 An Ordinance Amending Ordinance 2021-4 By Making Supplemental Appropriations To Adjust The City of Bellbrook Appropriations for 2021 (Van Veldhuizen)**
8. Resolutions
 - **Resolution 2021-BB A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor (Havens)**
9. Old Business
10. New Business
 - Ohio Division of Liquor Control Notice-A notice of an Application for Change of Corporate Stock Ownership for Dot's Bellbrook Market Inc.
11. City Manager Report
12. Committee Reports
 - A. Service
 - B. Safety
 - C. Finance/Audit
 - D. Community Affairs – Recommendation for appointments to BZA/PRC and VRB
13. Clerk's Update
14. Open Discussion
15. Public Comment
16. Adjournment

Future Agenda Items (dates are subject to change)

- October 11 – 6pm Budget Work Session– Administration & Service Departments
- October 25 - 6pm Budget Work Session– Police & Fire Departments
- November 8 – 6pm Budget Work Session– Capital Improvement Plan
- November 22 – Introduction of 2022 Budget Ordinance
- December 13 - Public Hearing of 2022 Budget Ordinance

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Work Session and Regular Meeting
August 4, 2021

PRESENT: Ernie Havens
Dr. Van Veldhuizen
Forrest Greenwood
Mayor Mike Schweller

ABSENT: Mr. Hoke and Elaine Middlestetter

REGULAR MEETING

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

ROLL CALL

Mr. Havens, yes; Dr. Van Veldhuizen; Mr. Greenwood, yes; Mayor Schweller, yes.

Dr. Van Veldhuizen made a motion to excuse Mr. Hoke and Mrs. Middlestetter from the meeting. Mr. Havens seconded the motion. The Clerk called the roll. Dr. Van Veldhuizen, yes; Mr. Havens, yes; Mr. Greenwood, yes; Mayor Schweller, yes. The motion passed 4-0.

APPROVAL OF MINUTES

Mayor Schweller asked if anyone had any comments or corrections to the minutes of July 19, 21, and 24 Special Meetings. Hearing none he declared the minutes approved.

MAYOR'S ANNOUNCEMENTS

Mayor Schweller thanked Council for adjusting their schedules to accommodate this special meeting.

The Mayor announced that the meeting was called to appoint a new City Manager. This will be Bellbrook's fourth City Manager. He thanked applicants who applied for the position and the Council Clerk for the time and effort participating in the process to find a new City Manager. He explained that Council met several times in the past few weeks and exhibited a great spirit of cooperation and professionalism. The deliberations were both methodical and comprehensive with the goal of doing what is best for the citizens of Bellbrook. He thanked the Council Members present and Mrs. Middlestetter and Mr. Hoke.

RECORD OF PROCEEDINGS

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Mayor Schweller explained that as a result of the process they found Rob Schommer to be the most qualified candidate and tonight's purpose is to move forward with his appointment. Mr. Schommer impressed Council with his knowledge of city management. He has the experience to step in and begin addressing the City's needs.

PUBLIC HEARING OF ORDINANCES - none

INTRODUCTION OF ORDINANCES - none

RESOLUTIONS

Mr. Greenwood read **Resolution 2021-Z A Resolution to Appoint Robert Schommer as the City Manager, Approving His Service as the Director of Finance and Director of Safety, and to Approve and Enter Into an Employment Agreement.**

Mayor Schweller stated that as the interview process progressed Mr. Schommer stood out for his knowledge of the City and experience in city management. Council was pleased with the work Mr. Schommer had done prior to this. The rest of Council concurred with this.

Mr. Greenwood made a motion to adopt **Resolution 2021-Z A Resolution to Appoint Robert Schommer as the City Manager, Approving His Service as the Director of Finance and Director of Safety, and to Approve and Enter Into an Employment Agreement.** Mr. Havens seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. Havens, yes; Dr. Van Veldhuizen, yes; Mayor Schweller, yes. The motion passed 4-0.

OATH OF OFFICE

Mayor Schweller administered the oath of office to Mr. Schommer. After which Mr. Schommer took his place on the dais.

OLD BUSINESS - none

NEW BUSINESS - none

COMMITTEE REPORTS

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Work Session and Regular Meeting
August 4, 2021

Service – none

Safety – none

Finance – none

Community Affairs – none

CLERK'S REPORT

Future Agenda Items (dates are subject to change)

- August 9 - Beautification Awards
- October 11 – 6pm Budget Work Session– Administration & Service Departments
- October 25 - 6pm Budget Work Session– Police & Fire Departments
- November 8 – 6pm Budget Work Session– Capital Improvement Plan
- November 22 – Introduction of 2022 Budget Ordinance
- December 13 - Public Hearing of 2022 Budget Ordinance

CITY MANAGER REPORT

Robert Schommer introduced himself. He recounted entering public service work 30 years ago. He began his career in law enforcement spending the last 25 years in Huber Heights. He stated that he is loyal to the idea and concepts of public service. He added when he retired from that position, he was unsure if he would look for employment in public service. He explained that when the opportunity with Bellbrook arose, he was very interested knowing about the City. As he studied more about the City and looked at the work products, he recognized the commitment to the community. He shared that he feels privileged to have the opportunity to serve. He pledged to the elected officials, staff, and the community that he will serve the will and vision of this Council and put that into action for the benefit of the residents and businesses. He welcomes hearing from residents stating that the ideals of openness, honesty, and transparency are paramount to a successful local government.

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COMMENTS

Mr. Greenwood stated that his thoughts during the process were for the citizens. He added his hopes to carry forward some of the things Melissa Dodd started. He opined that as we move forward the City will have challenges but the new City Manager is someone dedicated and experienced who can hit the ground running. Mr. Schommer stood out from the other candidates and vetted well. Mr. Greenwood thanked all of the candidates for applying and interviewing.

Mr. Havens thanked the other City Manager candidates. He explained that the way that executive sessions work by law is that no decisions can be made within the session. The decision was voted on tonight. He stated that Council needed to move quickly, and Mr. Schommer made that easy. Mr. Havens said he was aware that the community has concerns but they should rest assured that Council spent hours researching and checking references. He added that the deeper he dug, the more Mr. Schommer shined.

Dr. Van Veldhuizen also spoke to the citizen comments explaining that all of the issues mentioned were reviewed. Mr. Schommer spoke strategically, tactically, and operationally concerning upcoming challenges.

Mayor Schweller echoed the sentiments of the other Council Members.

PUBLIC COMMENT

David Buccalo, 126 Lower Hillside Drive, said he was glad to have a new City Manager. He asked the Mayor about allowing comments from the public before Council voted on the Resolution as he thinks Council rushed this process. Mayor Schweller explained that Resolutions do not allow for public discussion. Mr. Buccalo stated that had not had time to thoroughly review the employment contract but believes there are items that the public question. Council has already voted on and approved the contract so Mr. Buccalo wanted to know what good public input is at this point.

Meredith Brinegar, 2221 Ivy Crest Drive, asked for clarification concerning Mr. Schommer's resignation without 30 days' notice from Huber Heights, the \$150,000 lump sum consulting agreement, and if this could cause a conflict. She explained that she read the pertinent Huber Heights codes and the

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agreements. In those documents there is a stipulation that resigning would forfeit the right to severance. So how is the \$150,000 not a severance package. Mrs. Brinegar stated that this lump sum agreement which was more than his annual salary leads her to believe he did not leave Huber Heights to “personal opportunities.” She asked how Council answers these questions.

Mrs. Brinegar stated that the media and public records indicate that Mr. Schommer is involved in open lawsuits against him and the Huber Heights Council. These items lead her and others to have a lack of trust in Council’s actions. She also asked if staff were included in the process or anyone from the public.

Mr. Schommer answered that he can provide any answers that he is allowed to give including that the accompanying resolution eliminated the 30-day notice and added details about the severance. He stated that was his previous employment and now he is focused on this community. The terms of his separation have no bearing on this employment. Mayor Schweller added that Council followed the standard process. Staff was introduced to Mr. Schommer on Tuesday. It is Council’s responsibility to make this decision. Mr. Greenwood added that the City Charter outlines the process. The Council reviewed many candidates.

Dr. Van Veldhuizen reminded the Mayor and Council that he will be out of town on business and will not be able to attend the next Council Meeting.

ADJOURNMENT

The Mayor announced that there was no further business and adjourned the meeting at 7:35 PM.

Michael W. Schweller, Mayor

Pamela Timmons, Clerk of Council

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Regular Meeting
August 9, 2021

PRESENT: TJ Hoke
Ernie Havens
Forrest Greenwood
Elaine Middlestetter, Acting Mayor

ABSENT: Dr. Van Veldhuizen, Mayor Schweller

ALSO PRESENT: City Manager Rob Schommer

REGULAR MEETING

Acting Mayor Middlestetter called the regular meeting to order at 7:00 pm.

ROLL CALL

Mr. Hoke, yes; Mr. Havens, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes.

Mr. Hoke made a motion to excuse Dr. Van Veldhuizen and Mayor Schweller from the meeting. The motion was seconded by Mr. Havens. All were in favor and the motion passed 4-0.

APPROVAL OF MINUTES

Acting Mayor Middlestetter asked if anyone had any comments or corrections to the minutes of July 26. Hearing none she declared the minutes approved.

MAYOR'S ANNOUNCEMENTS

Acting Mayor Middlestetter introduced Rob and Michele Johnson who are the co-chairs of the Bellbrook Beautification Committee.

Mr. Johnson began by thanking the Committee members: Becki Wick, Sophia Briley, Linda Edwards, Bonnie Howe, and Betty Ograd.

He explained that the city is divided into five sections. Two winners are chosen from each section. There is also one business winner. The winners receive a rock inscribed with "Bellbrook Beautification Award 2021". This year's winners are:

Area A: 4236 Clearview Ct – Mike & Julie Baumer
4495 Knob Hill – Zachary & Taylor Skerl

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Area B: 2216 Marcia Dr – Pat Berger
 2182 Regent Park Dr – John & Shelley Penewit

Area C: 4112 Amy Brooke Circle – Bob & Diane Putman
 4058 Possum Run Rd – Richard & Rhonda Barhorst

Area D: 3312 Streamview Ct – Brenda Root
 170 Belair Ct – Jordan Keish

Area E: 3813 Callaway Ct – Mike & Wendy Dyer
 3836 Sable Ridge Dr – Bob & Ginny Beeson

Business Winner: 4454 Bellemeade Dr - Daniel Devol Custom Builders

Acting Mayor Middlestetter thanked the Committee and all of the winning property owners for their work. The other Council Members echoed the sentiment.

PUBLIC HEARING OF ORDINANCES - none

INTRODUCTION OF ORDINANCES - none

RESOLUTIONS

Mr. Havens read **RESOLUTION 2021-AA An Emergency Resolution by Bellbrook City Council to Accept the Material Terms of The OneOhio Subdivision Settlement Pursuant to The OneOhio Memorandum of Understanding and Consistent with the Terms of the July 21, 2021, National Opioid Settlement Agreement.**

Mr. Schommer explained that the OneOhio settlement will bring in \$804 million dollars to the state. The more cities that join the suit the better the settlement will be. This legislation is time sensitive and if approved, must be returned to the Municipal Attorney by the 13th.

Mr. Greenwood asked if there were specific guidelines for using the funds. Mr. Schommer answered that it would most likely be for intervention, treatment, and recovery services. The City can involve training, awareness, enhanced EMS and community organizations.

Mr. Hoke asked if we know what neighboring municipalities are participating. Mr. Schommer said that we do not know the exact number at this time.

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Mr. Havens made a motion to adopt **RESOLUTION 2021-AA An Emergency Resolution by Bellbrook City Council to Accept the Material Terms of The OneOhio Subdivision Settlement Pursuant to The OneOhio Memorandum of Understanding and Consistent with the Terms of the July 21, 2021, National Opioid Settlement Agreement.** Mr. Hoke seconded the motion. The Clerk called the roll. Mr. Havens, yes; Mr. Hoke, yes; Mr. Greenwood, yes; Acting Mayor Middlestetter, yes. The motion passed 4-0.

OLD BUSINESS – none

NEW BUSINESS – none

CITY MANAGER REPORT

Mr. Schommer reported the following:

- The internal information needed for the Budget planning is being compiled.
- The Greene County information used to certify the millage for the tax levy has been received.
- The study is being prepared by the Kleingers Group for the Streetscape plan. Their suggestions should be ready for review by Council by the end of September.

Mr. Hoke asked where the funds for the plan will come from. Mr. Schommer explained that this would be paid out of the General Fund. The Greene County grant is specifically a match for money paid by the City for this project. He said he would have more information on the schedule of payment at the next meeting.

COMMITTEE REPORTS

Service – Mr. Greenwood reported that the Service Department has been completing the annual painting projects around the City. He also wanted to remind citizens that school starts on August 18.

Safety – Mr. Hoke reminded Council that they could take a tour of the Greene Central Dispatch unit on Wednesday, August 18 at 12:30 PM. Greene County is seeing a modest increase in COVID-19 cases. At this point there has been no changes to the daily operations for the Police or Fire Departments.

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The Police Department has placed a purchase order for new radios. The allocation for a new cruiser has been put on hold due to the vehicle shortages around the country.

Finance – none

Community Affairs – Mrs. Middlestetter stated that the Committee will try to meet soon to interview the candidates for the openings on the Village Review Board and BZA-PRC. There is also an opening to be the community representative to the Records Commission. Details are available on the website.

CLERK’S REPORT

- October 11 – 6pm Budget Work Session– Administration & Service Departments
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- November 8 – 6pm Budget Work Session– Capital Improvement Plan
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- December 13 - Public Hearing of 2022 Budget Ordinance

COMMENTS

Mr. Greenwood - none

Mr. Havens added that he had a chance to tour the office of Devol Builders and it is just as beautiful inside as it is outside. They are very deserving of the Beautification Award.

Mr. Hoke announced that any homebound residents may request a COVID-19 vaccination by calling the Fire Department at 937-848-3272.

Mrs. Middlestetter - none

PUBLIC COMMENT - none

ADJOURNMENT

The Acting Mayor announced that there was no further business and adjourned the meeting at 7:30 PM.

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Minutes of Bellbrook City Council Regular Meeting
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Elaine Middlestetter, Acting Mayor

Pamela Timmons, Clerk of Council

Office of the Mayor
Bellbrook, Ohio

PROCLAMATION

**Constitution Week
September 17-23, 2021**

Whereas, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

Whereas, September 17, 2021, marks the two hundred and thirty-fourth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

Whereas, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

THEREFORE, I, Michael W. Schweller, Mayor of the City of Bellbrook, on behalf of City Council, do hereby proclaim the week of September 17 through 23, 2021, as Constitution Week and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

In witness whereof I have hereunto set my hand and affixed this seal.

Michael W. Schweller, Mayor

ATTEST: _____
Pamela Timmons, Clerk of Council

DATE: _____

RECORD OF ORDINANCES

Ordinance No. 2021-8

September 27, 2021

City of Bellbrook

Ordinance No. 2021-8

An Ordinance Amending Ordinance 2021-4 by Making Supplemental Appropriations to Adjust The City of Bellbrook Appropriations for 2021.

WHEREAS, the City of Bellbrook adopted the 2021 annual budget based on the best information available at the time; and

WHEREAS, additional costs and/or adjustments will occur in various 2021 Personnel Services and Other Expenses which requires the amendment of various appropriation levels.

Now, Therefore, the City of Bellbrook Hereby Ordains:

Section 1. That the 2021 appropriation levels in several of the funds listed below be amended as follows:

Fund	2021 Appropriations	Personnel Services Revisions	Other Expenses Revisions	Total Revisions	Amended 2021 Appropriations
General Fund:					
-Legislative	\$83,648	\$ -	\$ -	\$ -	\$83,648
-Administrative	\$899,996	\$ -	\$58,919	\$58,919	\$958,915
-Library	\$2,000	\$ -	\$ -	\$ -	\$2,000
-Museum	\$ 19,728	\$ -	\$7,500	\$7,500	\$27,228
-Community	\$60,529	\$ -	\$ -	\$ -	\$60,529
Total General Fund	\$1,065,901	\$ -	\$66,419	\$66,419	\$1,132,320
Police Fund	\$1,858,190	\$ -	\$25,039	\$25,039	\$1,883,229
Police Pension Fund	\$60,590	\$ -	\$ -	\$ -	\$60,590
Fire Fund	\$1,506,121	\$ -	\$ -	\$ -	\$1,506,121
Street Fund	\$477,514	\$ -	\$18,400	\$18,400	\$495,914
State Highway Fund	\$19,750	\$ -	\$ -	\$ -	\$19,750
Motor Vehicle Fund	\$31,850	\$ -	\$ -	\$ -	\$31,850
Coronavirus Relief Fund	\$ -	\$ -	\$1,888	\$1,888	\$1,888
Local Fiscal Recovery Fund	\$ -	\$96,162	\$288,484	\$384,646	\$384,646
Fuel System Fund	\$1,200	\$ -	\$ -	\$ -	\$1,200
Waste Fund	\$483,500	\$ -	\$ -	\$ -	\$483,500
Water Fund	\$1,590,918	\$ -	\$ -	\$ -	\$1,590,918
Capital Improvement Fund	\$335,500	\$ -	\$56,789	\$56,789	\$392,289
Performance Bond Fund	\$15,000	\$ -	\$ -	\$ -	\$15,000
Grand Total - All Funds	\$7,446,034	\$96,162	\$457,019	\$553,181	\$7,999,215

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

RECORD OF ORDINANCES

Ordinance No. 2021-8

September 27, 2021

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

PASSED this ____ day of _____, 2021

Michael W. Schweller, Mayor

ATTEST:

Pamela Timmons, Clerk of Council

APPROVED AS TO FORM:
Stephen M. McHugh, Municipal Attorney

City of Bellbrook Statement of Cash Position

From: 1/1/2021 to 8/31/2021

Funds: 100 to 810

Include Inactive Accounts: Yes

Fund	Description	Beginning Balance	Net Revenue YTD	Net Expenses YTD	Increase, Other YTD	Decreases, Other YTD	Unexpended Balance	Encumbrance YTD	Ending Balance
100	General Fund	\$1,905,703.97	\$921,664.12	\$93,185.68	\$17,906,893.40	\$18,650,131.07	\$1,990,944.74	\$147,490.18	\$1,843,454.56
200	Local Coronavirus Relief Fun	\$61,168.01	\$500.00	\$0.00	\$0.00	\$56,827.85	\$4,840.16	\$550.00	\$4,290.16
201	Local Fiscal Recovery Fund	\$0.00	\$384,645.89	\$0.00	\$0.00	\$0.00	\$384,645.89	\$0.00	\$384,645.89
210	Street Fund	\$239,042.48	\$259,305.83	\$136,638.01	\$505.42	\$173,622.38	\$188,593.34	\$54,848.32	\$133,745.02
220	State Highway Fund	\$68,099.26	\$20,557.01	\$1,352.53	\$0.00	\$7,365.80	\$79,937.94	\$6,065.68	\$73,872.26
230	Police Fund	\$433,609.32	\$1,377,763.86	\$356,374.62	\$150,943.56	\$627,770.58	\$978,171.54	\$255,839.43	\$722,332.11
240	Fuel System Fund	\$7,002.83	\$744.89	\$0.00	\$183.22	\$550.00	\$7,380.94	\$0.00	\$7,380.94
250	Fire Fund	\$460,933.47	\$1,182,760.76	\$265,594.95	\$50,917.21	\$517,182.58	\$911,833.91	\$134,969.77	\$776,864.14
260	Law Enforcement Trust Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
270	Police Pension Fund	\$20,749.37	\$54,905.35	\$8,500.00	\$0.00	\$15,000.00	\$52,154.72	\$21,500.00	\$30,654.72
280	Motor Vehicle License Fund	\$268,824.56	\$34,908.32	(\$5,361.92)	\$0.00	\$32,410.20	\$276,684.60	\$2,666.92	\$274,017.68
290	Law Enforcement Education	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
300	Capital Improvement Fund	\$658,820.97	\$0.00	\$166,658.82	\$350,000.00	\$26,618.20	\$815,543.95	\$128,732.19	\$686,811.76
610	Waste Collection Fund	\$136,718.47	\$353,276.81	\$119,453.75	\$20.48	\$198,593.69	\$171,968.32	\$43,840.32	\$128,128.00
620	Water Fund	\$3,315,476.08	\$1,156,061.02	\$318,823.37	\$1,129.37	\$515,404.38	\$3,638,438.72	\$248,901.97	\$3,389,536.75
630	Water Bond Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
800	Performance Bond Fund	\$19,814.65	\$1,164.95	\$1,950.00	\$0.00	\$0.00	\$19,029.60	\$1,625.00	\$17,404.60
810	Agency Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total:		\$7,595,963.44	\$5,748,258.81	\$1,463,169.81	\$18,460,592.66	\$20,821,476.73	\$9,520,168.37	\$1,047,029.78	\$8,473,138.59

AGENDA ITEM INFORMATION REPORT



Meeting Type: City Council Meeting

Meeting Date: 9/13/2021

Department: Finance

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

Ordinance

Amending The Appropriations for 2021

FISCAL IMPACT:

Cost: \$553,181 **Source of Funds:** Other - Various

Funds Currently Budgeted: No

Notes/Implications: Supplemental Appropriation considers \$429,435 of additional/covered revenue

PURPOSE AND BACKGROUND:

This Ordinance will amend (supplement) the appropriations for the 2021 fiscal year. There are a variety of purposes and needs for the supplemental appropriation that will be detailed below:

General Fund:

The General Fund is the only non-restrictive source of monies available for expending which covers a number of projects and operations as well as subsidizing the other funds.

The Administrative Department within the Fund has been used to budget and schedule the Downtown Streetscape Study, legal and prosecution fees, and covering a finance software conversion project. \$58,919 is needed to initiate and/or finalize those projects:

- \$35,000 For Kleingers Group – Downtown Streetscape Study – 75% covered in grant revenue
- \$10,000 for additional legal fees for 2021
- \$3,781 for additional prosecution fees (increase in contract)
- \$10,138 for extended I/T and finance software conversion fees

The Museum Department is likely to receive a grant for \$5000 for repair/replacement of steps. In addition, some exterior building repairs and maintenance is needed for the funeral museum building. \$7,500 will be

- \$5,000 for new steps – 100% covered by grant
- \$2,500 for building repairs

Police Fund:

The police department has received a donation from the estate of Edna Keiter and a cash donation. That money will be appropriated into the fund for use by the police per the donor's wishes. In addition, the police department has experienced additional I/T expenses YTD.

- \$13,539 Donation into the Police Fund

- \$11,500 for additional I/T related expenses

Street Fund:

The engineering costs for the 725 Bridge project potentially starting next year need to be included into the expenses for the City’s contracted engineering firm. In addition to the crosswalk/intersection review and design for downtown, and a variety of other engineering reviews, and additional \$18,400 is needed to schedule and continue those projects. It is estimated funds received for the 725 bridge project will reimburse engineering costs for that particular project.

- \$18,400 For engineering fees for various projects

Capital Improvement Fund:

As noted in the original 2021 budget presentation, the CIP budget would be addressed later in the year. An original appropriation was done; however, some additional capital costs have been added with additional projects and purchases. \$56,789 is needed to balance the current anticipated capital improvement project and purchase costs.

- \$16,067 For purchase, installation and programming of video equipment and peripherals for broadcasting to cable TV
- \$40,722 for actual costs of budgeted capital improvement items

Coronavirus Relief Fund:

There are funds remaining that will be used to finalize the project and close out the fund

- \$1,888 in remaining funds for use in Covid materials and supplies and reimbursement

Local Fiscal Recovery Fund:

This Fund was created to receive the allotment of the American Rescue Plan Act monies filtered down from the federal government. These funds differ from restrictions on use from the CARES Act, and are also intended to be used over a period of time. These funds are restricted, and cannot be used for general operations; however, they are designed to allow for services and projects to further the recovery of the community from any negative economic impact of the pandemic. A structured plan will be discussed and implemented to begin use of these available funds with primary focus on aiding the community in housing, small business recovery and infrastructure. Since the funds have been received, the City wishes to be transparent in making sure to publicly appropriate the funds as programs are developed to benefit the community.

- \$96,162 for personnel services use
- \$288,484 for other expenses use

General breakdown of this and previous supplemental appropriations considering the 2021 Budget:

Original Budget		Previous Supplemental		Amended Budget	
Revenue	\$7,088,817	Revenue	\$7,328,317	Revenue	\$7,757,752
Expenses	\$6,840,084	Expenses	\$7,446,034	Expenses	\$7,999,215
Difference	\$248,733	Difference	\$131,016	Difference	\$-110,447

RECORD OF RESOLUTIONS

Resolution No. 2021-BB

September 13, 2021

City of Bellbrook

Resolution No. 2021-BB

A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor.

WHEREAS, this Council, in accordance with the provisions of law, has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2022; and

WHEREAS, the Budget Commission of Greene County, Ohio, has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within the ten mill tax limitation.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

Section 2. That there be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation as attached hereto.

Section 3. That the Clerk of this Council be, and she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

Section 4. That it is found and determined that all formal actions of the City Council relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

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

PASSED this ____ day of _____, 2021.

Michael W. Schweller, Mayor

Pamela Timmons, Clerk of Council

OFFICIAL CERTIFICATE OF ESTIMATED RESOURCE

The Budget Commission of Greene County, Ohio, hereby makes the following Official Certificate of Estimated Resources for the City of Bellbrook for the FISCAL YEAR beginning January 1, 2022

Fund	Estimated Unencumbered Balance 11/1/2022	Real Estate Property Tax	Personal Property Tax	Local Government Money	Rollback, Homestead, Personal Property Tax Exemption	Other Sources	Total
Governmental Fund Type							
General Fund	1,908,304	708,781	0	84,907	101,254	226,210	3,029,456
Special Revenue Funds	1,233,563	2,570,222	0	0	320,118	758,497	4,882,400
Debt Service Funds	0	0	0	0	0	0	0
Capital Project Funds	1,044,021	0	0	0	0	200,000	1,244,021
Proprietary Fund Type							
Enterprise Funds	3,680,214	0	0	0	0	1,990,500	5,670,714
Internal Service Funds	0	0	0	0	0	0	0
Fiduciary Fund Type							
Trust and Agency Funds	20,815	0	0	0	0	6,000	26,815
Total All Funds	7,886,917	3,279,002	0	84,907	421,373	3,181,207	14,853,406

The Budget commission further certifies that its action on the foregoing budget and the County Auditor's estimate of the rate of each tax necessary to be levied within and outside the 10 mill limitation is set forth in the proper columns of the preceding pages, and the total amount approved for each fund must govern the amount of appropriation from such fund.

DATE 8/3, 2021

David J. [Signature]
[Signature]
[Signature]

Budget Commission

OFFICIAL CERTIFICATE OF ESTIMATED RESOURCE - continued

Fund (List all fund individually)	Estimated Unencumbered Balance 1/1/2022	Real Estate Property Tax	Personal Property Tax	Local Government Money	Rollback, Homestead, Personal Property Tax Exemption	Other Sources	Total
Governmental Fund Type							
General Fund	1,908,304	708,781	0	84,907	101,254	226,210	3,029,456
Total General Fund	1,908,304	708,781	0	84,907	101,254	226,210	3,029,456
Special Revenue Funds							
Police Levy Fund #230	278,874	1,394,457	0	0	199,208	138,047	2,010,586
Fire Levy Fund #250	289,344	1,118,986	0	0	112,799	105,500	1,626,629
Police Pension Levy Fund #270	19,940	56,779	0	0	8,111	0	84,830
Street Fund #210	247,978	0	0	0	0	423,500	671,478
State Highway Fund #220	78,349	0	0	0	0	33,000	111,349
Fuel System Fund #240	7,053	0	0	0	0	1,400	8,453
Motor Vehicle License Fund #280	312,025	0	0	0	0	57,050	369,075
							0
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							0
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							0
Total Special Revenue	1,233,563	2,570,222	0	0	320,118	758,497	4,882,400

OFFICIAL CERTIFICATE OF ESTIMATED RESOURCE - continued

Fund (List all fund individually)	Estimated Unencumbered Balance 1/1/2022	Real Estate Property Tax	Personal Property Tax	Local Government Money	Rollback, Homestead, Personal Property Tax Exemption	Other Sources	Total
Debt Service Funds							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
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							0
Total	0	0	0	0	0	0	0
Capital Projects Funds							
Capital Improvement Fund #300	1,044,021	0	0	0	0	200,000	1,244,021
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
							0
Total	1,044,021	0	0	0	0	200,000	1,244,021

OFFICIAL CERTIFICATE OF ESTIMATED RESOURCE - continued

Fund (List all fund individually)	Estimated Unencumbered Balance 1/1/2022	Real Estate Property Tax	Personal Property Tax	Local Government Money	Rollback, Homestead, Personal Property Tax Exemption	Other Sources	Total
Proprietary Fund Type							
Enterprise Funds							
Waste Collection Fund #610	146,018	0	0	0	0	525,000	671,018
Water Fund #620	3,534,196	0	0	0	0	1,465,500	4,999,696
							0
							0
							0
Total	3,680,214	0	0	0	0	1,990,500	5,670,714
Internal Service Funds							
							0
							0
							0
							0
							0
Total	0	0	0	0	0	0	0
Fiduciary Fund Type							
Expendable Trust Funds							
							0
							0
							0
							0
							0
Total	0	0	0	0	0	0	0
Non-Expendable Trust Funds							
							0
							0
							0
							0
Total	0	0	0	0	0	0	0
Agency Funds							
Performance Bond Fund #800	20,815	0	0	0	0	6,000	26,815
							0
							0
							0
Total	20,815	0	0	0	0	6,000	26,815
Total for Memorandum Only	7,886,917	3,279,002	0	84,907	421,373	3,161,207	14,853,406

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

(CITY COUNCIL)

Rev. Code, Secs. 5705.34, 5705.35

The Council of the City of Bellbrook _____, Greene _____
County, Ohio, met in _____ Session On the _____ day of _____,
(Regular or Special)
20 _____, at the office of _____ with, the following members
present:

Mr. _____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1st, 20 _____; and

WHEREAS, The Budget Commission of Greene _____ County, Ohio, has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within the ten mill tax limitation; therefore be it

RESOLVED, By the Council of the City of Bellbrook _____ Greene _____ County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

SCHEDULE A

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

FUND	Amount to Be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget, Commission Inside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to be Levied	
			Inside 10 Mill Limit	Outside 10 Mill Limit
	Column II	Column IV	V	VI
General Fund	\$226,028.00	\$584,007.00	2.70	1.30
General Bond Retirement Fund				
Police Pension		\$64,890.00	0.30	
Park Fund				
Recreation Fund				
Police Protection Fund	\$1,593,665.00			9.30
Fire Protection Fund	\$1,231,785.00			7.65
TOTAL	\$3,051,478.00	\$648,897.00	3.00	18.25

SCHEDULE B LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	Maximum Rate Authorized to Be Levied	County Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column 11)
General Fund:		
Current expense levy authorized by voters on May 2, 2017 for not to exceed ²⁰¹⁷⁻²⁰²¹ Last Year years.	1.30	\$226,028.00
Current expense levy authorized by voters on for not to exceed years.		
Total General Fund outside 10 m. Limitation.	1.30	\$226,028.00
Park Fund: Levy authorized by voters on for not to exceed years.		
Recreation Fund: Levy authorized by voters on for not to exceed years.		
Police Fund: Levy authorized by voters on November 7, 2006 for not to exceed Indef. years.	3.90	\$675,993.00

Police Protection Fund: Levy authorized by voters on November 8, 2011	2.90	\$512,697.00
, for not to exceed Indef. years.		
Police Protection Fund: Levy authorized by voters on November 4, 2003	2.50	\$404,975.00
, for not to exceed Indef. years.		
Fire Protection Fund: Levy authorized by voters on November 3, 1998	3.90	\$548,808.00
, for not to exceed Indef. years.		
Fire Protection Fund: Levy authorized by voters on May 5, 2009	2.00	\$353,584.00
, for not to exceed Indef. years.		
Fire Protection Fund: Levy authorized by voters on May 8, 2018	1.75	\$329,393.00
, for not to exceed Indef. years.		
TOTAL	18.25	\$3,051,478.00

and. be it further

RESOLVED, That the Clerk of this Council be, and he is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

Mr. seconded the Resolution and the roll being called upon its adoption, the vote resulted as follows:

- Mr.
- Mr.
- Mr.
- Mr.
- Mr.
- Mr.
- Mr.

Adopted the day of, 20

Attest:

.....
President of Council

.....
Clerk of Council

CERTIFICATE TO COPY

ORIGINAL ON FILE

The State of Ohio, Greene County, ss.

I, _____, Clerk of the Council of the City of
Bellbrook, within and for said County, and in whose
custody the Files and Records of said Council are required by the Laws of the State of
Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original

now on file, that the foregoing has been compared by me with said original document,
and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 20_____

Clerk of Council

1. A copy of this Resolution must be certified to the County Auditor before the first day of October, or at such later date as may be approved by the Board of Tax Appeals

No. _____

COUNCIL OF THE CITY OF

County, Ohio.

RESOLUTION
ACCEPTING THE AMOUNTS AND RATES AS
DETERMINED BY THE BUDGET COMMISSION
AND AUTHORIZING THE NECESSARY
TAX LEVIES AND CERTIFYING
THEM TO THE COUNTY AUDITOR.
(City Council)

Adopted _____ Year

Clerk

Filed _____ Year

County Auditor

By _____
Deputy

AGENDA ITEM INFORMATION REPORT



Meeting Type: City Council Meeting

Meeting Date: 9/13/2021

Department: Finance

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

Resolution

Accepting Tax Levy Amounts and Rates

FISCAL IMPACT:

Cost: N/A **Source of Funds:** Choose an item.

Funds Currently Budgeted: Choose an item.

Notes/Implications: Establishes rates for Tx Budget for the 2022 Budget Year

PURPOSE AND BACKGROUND:

Greene County Auditor requires the City to pass a Resolution accepting the rates and an Official Certificate of Estimated Resources by October 1.

As additional information through the Auditor's Office becomes available, there may be adjustments to revenue figures.

Subsequent to establishing the 2022 budget, the City will amend and file the Certificate of Estimated Resources and file it with the County Auditor.



**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

2276298 <small>PERMIT NUMBER</small>		STCK <small>TYPE</small>	DOTS BELLBROOK MARKET INC 118 W FRANKLIN ST BELLBROOK OHIO 45305
ISSUE DATE			
05 18 2020 <small>FILING DATE</small>			
C2 C2X D6 <small>PERMIT CLASSES</small>			
29 <small>TAX DISTRICT</small>	011 <small>RECEIPT NO.</small>	A F25885	

FROM 08/20/2021

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	RECEIPT NO.	



MAILED 08/20/2021

RESPONSES MUST BE POSTMARKED NO LATER THAN. 09/20/2021

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 STCK 2276298**

(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**

10K /# 194411 \$100

For Questions call
(614) 644-3162
Office Hours -
8:00 a.m. - 5:00 p.m.

Ohio Department of Commerce - Division of Liquor Control
6606 Tussing Road, Reynoldsburg, Ohio 43068-9005
<http://www.com.ohio.gov/liqr>



APPLICATION FOR CHANGE OF CORPORATE STOCK OWNERSHIP

PROCESSING FEE \$100.00 CAUTION: ALLOW 10 TO 12 WEEKS FOR PROCESSING

PERMIT HOLDER REQUESTS APPROVAL OF THE DIVISION OF LIQUOR CONTROL OF THE FOLLOWING TRANSFER(S) OF STOCK

Permit Holder Name: **DOTS BELLBROOK MARKET INC**
Liquor Permit Number(s): **2276298,**
Permit Premises Address: **118 W Franklin St, Bellbrook, OH 45305 & 104 W Franklin St., Bellbrook, OH 45305**

F025885 AK

Email Address: [Grid of empty boxes]

Attorney's Name, Address and Telephone Number (If represented):
Richard A. Boucher, Esq., 77 West Elmwood Drive, Suite 304, Dayton, Ohio 45459
Is Stock Traded on a National Exchange? YES NO If YES, give Name of Exchange and Symbol

Please be advised that any social security numbers provided to the Division of Liquor Control in this application may be released to the Ohio Department of Public Safety, the Ohio Department of Taxation, the Ohio Attorney General or to any other state or local law enforcement agency if the agency requests the social security number to conduct an investigation, implement an enforcement action, or collect taxes.

SECTION A: PREVIOUS 5% OR MORE STOCKHOLDERS			
Name	BIRTHDATE	Social Security Number/FTI#	Number of Shares Issued For Stock Transfer Only (NOT Percentages)
1) Robert A. Bernhard Jr.			500
2)			
3)			
4)			
5)			

SECTION B: REVISED 5% OR MORE STOCKHOLDERS			
Name	BIRTHDATE	Social Security Number/FTI#	Number of Shares Issued For Stock Transfer Only (NOT Percentages)
1) Nicholas Moshos			500
2)			
3)			
4)			
5)			

NOTE: If any Stockholder is a business entity, that entity must list it's federal tax identification number (FTI #) above. TOTAL NUMBER OF SHARES ISSUED

LIST THE TOP FOUR OFFICERS OF THE CAPTIONED CORPORATION. IF AN OFFICE IS NOT HELD, PLEASE INDICATE BY WRITING "NONE"	Social Security Number	Birthdate
1) CEO/President Nicholas Moshos		
2) Vice-President Nicholas Moshos		
3) Secretary Nicholas Moshos		
4) Treasurer Nicholas Moshos		

AGENDA ITEM INFORMATION REPORT



Meeting Type: City Council Meeting

Meeting Date: 9/13/2021

Department: Administration

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

City Manager Report

Various topics of discussion and presentation of information

FISCAL IMPACT:

Cost: N/A **Source of Funds:** Choose an item.

Funds Currently Budgeted: Choose an item.

Notes/Implications: Click or tap here to enter text.

PURPOSE AND BACKGROUND:

Kleinger's Group will be offered time to provide an update on the Downtown Streetscape Study. This update is not a reveal of the final study, as there is a final public input forum to be scheduled later in the month.

This update is to have Council meet/introduce the project manager to give an overview of what has been done so far. After that, we will schedule a public forum to have the firm gather input from the community. The City will then take all the gathered input on the draft and get together in a Council Work Session to review and discuss the final direction and refine the proposed improvements based on the public feedback session and Council's work session/input. Upon conclusion of the draft report, we will include cost estimates, a phasing strategy and potential funding/grant opportunities.

Below are some bullet points of what has been done so far in the project to be covered and described in the update:

Pre-Design/Coordination/Meetings

- Performed due diligence and streetscape site visit to review the existing streetscape, parking, lighting, planting, signage, streetscape furnishings, concrete, hardscape, crosswalks, amenities, pedestrian and trail connections, Bellbrook Park, and overall streetscape aesthetics.
- Gained available GIS base-mapping to be utilized for the Downtown Streetscape design moving forward.
- We also gained drone footage for the base map. This was incredibly helpful.
- Reviewed the Bellbrook Comprehensive Plan to gain valuable insight on the downtown streetscape vision.

- Attended kick off / pre-design meeting with the City to review scope of work, anticipated schedule, and discuss design thoughts and vision for the streetscape design vision.
- Streetscape walk with the City to review the existing streetscape aesthetics, condition, and effectiveness.
- Meetings with the City to discuss the vision for the streetscape and to gain design concurrence on the proposed improvements throughout the design process.

Streetscape Master Plan

- Provided an Existing Conditions Streetscape Plan documenting the existing streetscape aesthetics and conditions.
- Provided a Conceptual Streetscape Master Plan depicting the overall vision for the Streetscape with opportunities and recommendations. This Streetscape Master Plan(s) includes locations for pedestrian connectivity, crosswalk enhancements for traffic calming, curb bump-outs where appropriate and will include pavement types, tree and landscaping enhancements, bicycle accommodations, opportunities for public art, and signage, etc.
- Provide locations and aesthetics for site furnishings to include benches, trash receptacles, planters, bike racks and parking, and other streetscape amenities and furniture.
- Provide a Concept Planting Plan depicting street trees and areas to be planted.
- Provide a Planting List indicating the types of plantings that are proposed for the projects, including plant list with genus, species size and type of plant.
- Provide locations for art installations, signage, and gateway features to provide an aesthetic destination to the streetscape.
- Provide an 11 x 17 imagery sheet showing the vision of the proposed streetscape aesthetics including hardscape, landscaping, site furnishings, lighting, and wayfinding signage to gain design consensus between the City and design team.

Fire Department Satisfaction Surveys

The Fire Department conducts regular surveys, and a review of the responses will be provided

Recognition of Community and Public Service

Members of Staff including Michaela Grant, Jerry Burgan and Ryan Pasley provided exceptional service to a resident who provided a detailed thank you note. Their example of service and leadership should stand as an example for all.

>> On Aug 17, 2021, at 8:47 PM, So Go < wrote:

>> Greetings, Mr. Schommer,

>>

>> The purpose of my email is to convey our sincere gratitude and appreciation for Michaela Grant, Jerry Burgan, and Ryan Pasley, and the exceptional team of people working for the City of Bellbrook for their help with opening up the drainage ditches on Nedra Drive and on S Linda Drive, near our home.

>>

>> First, let me share that I have been in customer service, sales, and technical support related positions for 30+ years, and Michaela, Jerry, and Ryan are some of the best front line personnel I've come across. On the rare occasion when you can't reach them in person, their response times are freaky fast, they are extremely personable, and they consistently convey a genuine concern, thoughtfulness, and sense of urgency with addressing the question or issue at hand.

>>

>> Next, onto the impetus for my email. Earlier this year we began noticing water pooling up around our house during heavy rainfalls, which led us to have the drain lines in our yard and driveway jetted. However, the torrential storm that hit this area on 18 June, exposed to us that the drain tiles were just no match for the volume of water flowing across our property. During that storm, our house was surrounded with water on three sides and almost flooded. We literally watched all night as the water surged past the front and back doors, anticipating a breach at any moment. Thankfully the surge only partially flooded the garage, but not the house.

>>

>> Shortly after that, our neighbor, Vern Owens, noted that historically during heavy rains he had witnessed storm runoff flowing across Nedra Drive, through our neighbor's driveway, into our yard, directly around our house, and eventually through his yard to the creek. Vern suggested calling the City to assess the open ditches on Nedra and Linda, which we did immediately...and that is where your amazing team came into play!

>>

>> The response times, empathy, and expertise that Michaela, Jerry, and Ryan demonstrated were beyond impressive! Michaela literally returned our first voicemail within minutes and knew exactly who could help. From there Jerry showed up at our house later that same morning to listen, begin assessing the situation, and share a few recommendations. Within about a week, Jerry and Ryan had evaluated and identified a solution for catching and rerouting rain water on Nedra and Linda. Then within another month they and their team had literally implemented that solution (i.e., widening ditches, clearing clogged drain lines, removing bushes, and installing new drain lines where needed). In light of their handy work and diligence, we are now obviously thrilled and deeply relieved knowing that a sizable portion of any heavy rainfalls, which had been flowing directly to our house from Nedra, should now be re-routed through the open ditch drain lines.

>>

>> Lastly, please forgive the lengthy email. It is just that my wife and I have been absolutely blown away by the level of service, commitment, and care that we have received from the City of Bellbrook. We feel incredibly fortunate that we found a home here last fall and we cannot say enough about the awesome experience we've had with the world class team of people that the City has assembled!

>>

>> Thank you!

>>

>> Very respectfully,

>> Soren

>>

>> Soren Gormley