

BELLBROOK CITY COUNCIL AGENDA
October 25, 2021

City of Bellbrook

15 East 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
5. Mayor's Announcements and Special Guest
 - **Metastatic Breast Cancer Awareness Day Proclamation**
6. Public Hearing of Ordinances - none
7. Introduction of Ordinances - none
8. Resolutions
 - **Resolution 2021-CC Authorizing An Amendment To The Cost Not To Exceed Amount Of The Accepted Bid For Repairs And Repainting Of Water Tower #2 And Expending Funds To Cover The Cost Of Goods And Services Previously Ordered For The Project**
9. Old Business
10. New Business
11. City Manager Report
12. Committee Reports
 - A. Service
 - B. Safety
 - C. Finance/Audit
 - D. Community Affairs
13. Clerk's Update - none
14. Open Discussion
15. Public Comment
16. Executive Session
To consider the appointment, employment or compensation of a public employee
17. Adjournment

Future Agenda Items (dates are subject to change)

- 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 Regular Meeting
October 11, 2021

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

ABSENT: 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; Dr. Van Veldhuizen, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes.

Mr. Havens made a motion to excuse Mayor Schweller from the meeting. The motion was seconded by Mr. Greenwood. All were in favor and the motion passed 5-0.

APPROVAL OF MINUTES

Acting Mayor Middlestetter asked if anyone had any comments or corrections to the minutes of September 27, 2021. Hearing none she declared the minutes approved.

MAYOR'S ANNOUNCEMENTS

Acting Mayor Middlestetter introduced Mr. Tom Koogler, Greene County Commissioner.

Mr. Koogler provided a presentation and information about Issue 1 presented on the November election Ballot. The Issue would place a temporary increase to the County Sales tax of .25% to pay for the construction of a new County Jail. Mr. Koogler provided details and information to the need for a new jail, explaining the current jail is in deplorable condition and is out of date. Mr. Koogler introduced the Chief Deputy of the Greene County Sheriff's Office who explained the Greene County Jail has been under a federal consent decree since 1987 and jail personnel are working in unsafe conditions. Mr. Koogler summarized and provided an informational sheet regarding the project.

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Mr. Hoke inquired about any reduction in operational costs being considered toward savings in the cost of a new facility. Mr. Koogler indicated they are looking at that as they develop the 2022 budget and will be seeking any available grant funding.

Acting Mayor Middlestetter thanked the Commissioner for the information and presentation.

PUBLIC HEARING OF ORDINANCES - none

INTRODUCTION OF ORDINANCES - none

RESOLUTIONS - none

OLD BUSINESS – none

NEW BUSINESS – none

CITY MANAGER REPORT

Mr. Schommer reported the following:

- Employment positions of Planning and Zoning Administrator and Clerk of Council are underway. Planning and Zoning Administrator interviews are taking place next week and applications for Clerk of Council are dead lined at October 15.
- Various locations were visited with the City engineering contractor to review storm water draining issues. Additional locations and items will be examined in the upcoming weeks for further development of the Storm Water management system evaluation.
- 2022 budget work sessions have begun and will continue through October. The budget will consider a continuation of the funds under consideration with Issue 5.
- Issue 5 Renewal information page is on the City Website providing factual information about the renewal including it is not a new tax, and the effective tax rate is 13% lower than 2017. The webpage has detailed information about how the funds are used and will continue to be used to maintain essential safety and city services.
- The Downtown Streetscape Study Community Forum had a better-than-expected turnout. The feedback and input gathered will be included in the final report and an update will be provided

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at a future meeting. An additional objective is to identify alternative funding options for projects that would implement the study.

COMMITTEE REPORTS

Service – Mr. Greenwood reported that the Service Department has completed the hydrant flushing.

Safety – Mr. Hoke reported the Police Department had finalized the purchase of new weapons and targeting systems bringing the project in more than \$8,000 under budget. The Fire Department had a successful Open House with large groups of the community enjoying the event. Winners of the Fire Department coloring contest in the elementary schools have been announced and get to have breakfast at the Fire Station and be driven to school in a fire truck.

Finance – Dr. Van Veldhuizen reported the budget work sessions have begun and will continue through October, looking forward to reviewing and evaluating all the information.

Community Affairs – Mrs. Middlestetter reminded everyone the Museum will be holding Ghost Tours starting October 21. Contact City Hall to reserve a spot.

CLERK'S REPORT

- 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

COMMENTS

Mr. Greenwood - none

Mr. Havens -none

Mr. Hoke -none

Dr. Van Velhuizen - none

Mrs. Middlestetter - none

RECORD OF PROCEEDINGS

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PUBLIC COMMENT – Ms. Ashley Fernandez of Bledsoe Drive provided information about metastatic breast cancer. Ms. Fernandez was diagnosed in 2018 and wants to use her voice to make the community aware of metastatic breast cancer and asked the City to designate October 13th as “Metastatic Breast Cancer Awareness Day” through Proclamation. Ms. Fernandez provided information and documents with facts about metastatic breast cancer. Although the possibility of a Proclamation for October 13 2021 had passed, Ms. Fernandez requested support for the Proclamation post-date for continued awareness and for future years.

ADJOURNMENT

The Acting Mayor announced that there was no further business and adjourned the meeting at 7:36PM.

Elaine Middlestetter, Acting Mayor

Robert Schommer, Clerk of Council



City Council Meeting

October 11, 2021

Sign In Sheet – Please Print Clearly

Name	Address
Meredith Brinegar	2221 Ivy Crest Dr
Katherine Cyphers	[REDACTED]
SCOTT J. ANGER	GREENE COUNTY SHERIFF'S OFFICE
Dennis Emy	Greene County A.E.E.F
Ashley Fernandez	1704 Bledsoe dr.
Carlos Fernandez	1704 Bledsoe dr.



Jail Project Fact Sheet

Facility:

- The current downtown Jail is 52 years old
- The current Sheriff's Administration Office is 100 years old
- The current jail presents major repair and upkeep costs
- There is no avoiding the construction of a new jail - the current County budget could not absorb the bond payment
- The new facility will replace the downtown jail, ADC, and Sheriff's Administration Offices, and Coroner's Office
- Current total square footage is approximately 300,000 square feet
- The new jail and office square footage will be approximately 150,000 square feet
- Currently there is a total of 382 beds, with 146 at the jail and 236 at the ADC
- The new jail will have 384 permanent beds with space for flexibility, treatment, etc.
- Preliminary plans are that the new jail would be built on Greene Way Boulevard next to the current ADC
- Estimates for the cost of the project is \$53M (2019 estimate)

Funding:

- Funds for new jail construction would come from a bond paid with funds from a **temporary** sales tax increase
- If approved, sales tax would change one-quarter of one percent, 0.25%, going from 6.75% to 7%
- Essential purchases such as grocery food, utilities, gasoline and prescriptions are **NOT taxed**
- A \$100 purchase would add 25 cents, a purchase up to \$397 would add less than \$1
- Nearly 80% of all counties in Ohio have 7% sales tax or higher
- Our surrounding counties are all at, or above, 7% sales tax
- Levy funds can be used only for construction, acquisition, equipping and repairing a detention facility
- Approximately 40% of the sales tax will be paid by people that do not live in Greene County
- No additional property taxes for Greene County property owners

Justice System:

- Only Judges and Court Officials such as magistrates have the authority to order someone to jail
- The Court orders the Sheriff to place individuals in custody – a person's incarceration is not the Sheriff's decision
- Risk assessments are performed by court staff to limit incarceration of low-security risk individuals
- This new facility has the potential to positively impact our entire community by providing rehabilitative services



Temporary Sales Tax Increase? What will it cost me?

Sales Tax in Greene County is currently 6.75% and applies to many purchases and services. What happens if that number goes to 7%?

		Taxable Purchase		
		\$1	\$10	\$100
	Sales Tax %			
<i>Current</i>	6.75%	\$0.07	\$0.68	\$6.75
<i>Proposed</i>	7%	\$0.07	\$0.70	\$7
What is the Difference in my Total Cost?		\$0.00	2¢	25¢

For \$100 it is only a quarter. Purchases up to \$397 would change less than \$1.

The cost for many purchases would not change at all. Essential items such as grocery food, utilities, gasoline, and prescriptions are **NOT TAXED**

All surrounding Counties have 7% or higher sales tax already:

Montgomery County	7.50%	Fayette County	7.25%
Clark County	7.25%	Miami County	7%
Clinton County	7.25%	Warren County	7%

Many people come to our County and make purchases – at The Greene, The Mall at Fairfield Commons, and CornerStone, plus our many local businesses. With sales tax, those visiting shoppers will help us pay for this new facility – with an estimate of up to **40% coming from visitors that live outside Greene County.**

This change would only be in effect long enough to cover the costs to build a new Greene County Correctional facility **then sales tax would revert back to 6.75%.**



Greene County Justice System

Project Communication Package



Summary of Purpose

The County's current 146-bed downtown jail is 52 years old and obsolete and under a Federal Consent Decree limiting capacity regardless of the number of individuals ordered into custody by the Courts. This has resulted in the Sheriff being forced to release sentenced individuals, a practice that would end with a new facility. The County's Adult Detention Center just outside downtown Xenia on Greene Way Boulevard was built in 2000 with a capacity of 236 beds. Both combined, the County's jail system has the capacity to house a total of 382.

In 2018, the County Commissioners published an RFQ for a Jail Needs Assessment Consultant and chose the firm HDR. The HDR analysis showed that Greene County criminal justice system is a well-functioning and efficient system that focuses on inmate outcomes, not just containment. Community based organizations have an integral role within the system and provide behavioral health services and are important components to the system's outcomes focus.

The end result of the Needs Assessment analysis indicated the County should abandon the current jail building. It presents numerous safety concerns and lacks sufficient areas to conduct critical operational functions and programs. Put simply, it does not contain the space required for current housing capacity nor the design required to accomplish modern correctional goals.

The County placed a sales tax initiative for a new jail and Sheriff's administration facility on the ballot in Spring of 2020. At the time the County was entering the state of emergency for the COVID-19 pandemic. The normal election process was upended and it was a time when people were fearful and anxious. The measure was defeated.

While there may be several factors to the measure not passing, three common objections were identified:

- 500 beds are too many
- Confusion about amount of proposed sales tax increase
- Spend money on rehabilitation not confinement

The County listened to feedback from the community and has reduced the planned facility to 384 beds. The County also intends to publicize more facts about the proposed sales tax initiative as well as discuss the rehabilitation, mental health, and substance abuse services planned for the new facility.

The need for this new facility only grows. To help get facts about this worthy project out to voters before the November election, we are enlisting help from community partners willing to share the information in this packet.

We hope you will consider being one of those partners and sincerely thank you for your help.

Questions and Answers

Why do we need a new jail?

The County's current 146-bed downtown jail was built in 1969 and has been in constant 24/7 use for 52 years. The building presents major repair and upkeep costs with daily obstacles to the well-being and safety of the people it houses and the employees that work there. It is obsolete and unable to meet the needs and goals of a modern correctional facility.

How large is the proposed new jail?

The proposed new facility will accommodate 384 permanent beds. It will replace the downtown jail and the Adult Detention Center which currently house a total of 382 beds. The facility will be designed with the goal of containing "better beds" in a safe building that incorporates the effective correctional designs of an effective and modern facility. Though less overall total square footage than the current Jail, ADC and administrative offices (~300K sqft currently vs ~150K sqft in the proposed facility) the new space would contain much greater flexibility of use, consolidation of operations, both of which result in economies of scale.

Wouldn't our tax dollars be better invested in other community services?

This investment will ultimately help reduce recidivism and keep our community safer. Greene County officials are committed to being good stewards of taxpayer dollars. The investment in a modern facility helps us serve many of our region's most vulnerable citizens by allowing the County to better address the critical mental health and medical needs of the individuals in custody.

Where would the new facility be built?

Preliminary plans are to construct the proposed facility on the land adjacent to the current Adult Detention Center on Greene Way Boulevard just outside downtown Xenia.

Will the new facility replace only the downtown jail?

The facility will also replace the Adult Detention Center and will allow consolidation of the Sheriff's Administration offices that now operate from multiple different locations, as well as the Coroner's Office currently located in the building with the Sheriff's main administration office.

How much will the facility cost?

A \$53M estimate was included in the original Jail Needs Assessment performed in 2019 for construction of a 384-bed facility. Costs for materials and labor have increased sharply since that time and project costs will largely be driven by then current interest rates and final design.

How will the project be financed?

The County is placing Issue 1 on the November 2021 ballot that requests voter approval of a 0.25% temporary increase to sales tax. Once the final facility design is determined, the County would borrow funds to cover that estimated cost through a bond at the then-current interest rate and match the bond's terms to be covered by sales tax collections. If tax revenue exceeds expectations the bond would be paid off early and sales tax would revert back to the current 6.75%.

How would this sales tax increase change the cost of my purchases?

This increase is for one-quarter of one-percent or 0.25%. For example, only 25 cents more for a \$100 purchase. Purchases up to \$398 would change by less than one dollar. The cost for many essential purchases would not change at all, as they are not subject to sales tax. Things like grocery food, utilities and fuel including gasoline, prescription medicine, medical services and devices, would all continue to be sales tax-free.

How much would our sales tax be when Issue 1 passes?

7% - which is less than the average county sales tax across the entire State of Ohio. Nearly 80% of all counties in the State of Ohio pay 7% or higher sales tax. All counties around Greene County have at least 7% sales tax, with Montgomery County being the highest at 7.50%.

Why a sales tax increase?

We did not want to raise property taxes for Greene County property owners. With a sales tax, people from outside our County who come here to make purchases help us pay for this facility. Shoppers that come to The Greene Towne Center, the Beavercreek Mall at Fairfield Commons, Cornerstone Shopping Center, around WPAFB, and all the many local businesses in our cities and villages, help contribute to the cost of our facility by estimates of as much as 40%. Which seems fair because typically over 40% of the individuals housed in our jail do not live in Greene County.

What else will be purchased with dollars from this sales tax increase?

Ohio Revised Code (Section 5739.021) clearly states the funds can be used only for the construction, acquisition, equipping or repair of a detention facility in the County. Once the facility debt is paid off, the bond would be satisfied and action would be taken to revert sales tax back to the current 6.75%.

Why wouldn't we spend the money rehabilitating people instead of building a new jail?

Municipal Judges and Common Pleas Judges within our County order the Sheriff to take certain individuals into custody. It is not within the Sheriff's authority to try to rehabilitate a person instead of keeping them in jail. But if the jail is designed properly, services such as substance abuse treatment and rehabilitation can be provided while that person is there, improving their chance of recovery during incarceration to help avoid repeat offenses.

Why can't details be shared now about treatment programs to be provided in the new jail?

Medicaid, Medicare and most health insurance plans do not cover services while incarcerated. The majority of funding for mental health and substance abuse programs comes from State and Federal sources. Dollars from the proposed sales tax initiative cannot be spent on programs or operations. Without a facility in which to conduct those programs, we are unable to apply for related grants and funding. Existing programs from community partners such as TCN Behavioral Health, the Mental Health Recovery Board, the GreeneLeaf Residential Treatment Program, and other emerging community partners could be expanded to be more effectively provided given the proper facility space and design. While discussions are being conducted now with additional potential program providers, only once funding for this new facility is approved can solid plans be developed.



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Contact Information

Greene County Board of Commissioners

35 Greene Street
Xenia, OH 45385

President Dick Gould

dick.gould@greencountyohio.gov

Vice President Tom Koogler

tom.koogler@greencountyohio.gov

Commissioner Rick Perales

rick.perales@greencountyohio.gov

County Administrator Brandon Huddleson

brandon.huddleson@greencountyohio.gov

Assistant County Administrator Lisa Hale

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Greene County Sheriff Gene Fischer

120 East Main Street
Xenia, OH 45385

rhonda.barker@greencountyohio.gov

Chief Deputy Scott Anger

scott.anger@greencountyohio.gov

Major Kirk Keller, Jail Operations

kirk.keller@greencountyohio.gov

Major Shawn Prall, Law Enforcement

shawn.prall@greencountyohio.gov

REQUEST FOR MAYORAL MBC PROCLAMATION

Dear Mayor Schweller & Bellbrook City Council,

My name is Ashley Fernandez, and I grew up in Chicago, Illinois. However my Husband Carlos is serving in the U.S. Air Force, He is currently stationed at Wright Patterson AFB. We have been living in Bellbrook since May of 2019. In the Bledsoe community. I love living here, the small town feels and care about the town deeply. I am a volunteer of the METAvivor Research and Support national organization (www.metavivor.org). #LightUpMBC is a national campaign that was created to educate the public on metastatic breast cancer, and raise research funds to extend the lives of stage IV metastatic breast cancer patients. This disease takes the lives of 115 Americans every single day.

As most of you know October is covered in pink and Awareness is key. This proclamation is important to myself and family because I am currently living with Metastatic Breast Cancer (MBC)/ Stage 4. Ribbons don't save lives, only research can. MBC is the only cancer that kills.

Please consider honoring my request to issue a proclamation publicly recognizing October 13, 2021 as National Metastatic Breast Cancer Day.

Senate President Sweeney did this last year in the New Jersey Legislature and over 24 NJ towns issued local proclamations. I ask for your support via local involvement to bring awareness and save lives to the public in Bellbrook.

A proclamation template is attached. I would appreciate you notifying me which meeting dates in October would best work for me to attend as a METAvivor volunteer. I would be happy to accept and share my story.

For more information on this campaign, please visit www.metavivor.org/lightupmbc

Thank you for your consideration,



Ashley Fernandez

1706 Bledsoe Dr.
Bellbrook, OH 45305

MBC Facts -- 2021

- Breast Cancer is the most common cancer among women in the world
- There is no cure for Metastatic Breast Cancer, also known as Stage IV or advanced breast cancer
- 685,000 people a year die from metastatic breast cancer globally
- Over 43,000 die each year in the U.S.alone. That's equivalent to 115 people per day!
- Less than 5% of of U.S. breast cancer research funding goes to MBC research
- 98% of all deaths from breast cancer are from metastatic breast cancer
- MBC spreads mostly to bones, liver, lungs and brain
- Black women/ Hispanixs have 40% higher mortality rate than caucasian women
- Men also have breast tissue and can get breast cancer too (1 in 833)
- MBC patients are in treatment for the duration of their life
- Only 22% of U.S. MBC patients live longer than 5 years, Only 11% live longer than 10 years

- MBC patients don't always look sick because this disease can be invisible from the outside
 - Young people do get diagnosed with breast cancer
 - 25-30% of breast cancer survivors will have a recurrence as MBC
 - MBC can recur from several months to 25+ years after successful early stage treatment
 - Stage 0 Breast cancer can return as Stage 4. It is not sequential.
 - 6-10% of MBC patients are De Novo, diagnosed MBC from the start
 - Every 3 months MBC patients are scanned to look for progression
 - There is no exact data of how many currently live with MBC due to lack of SEER info

 - The MBC ribbon is teal, pink and green, designed and trademarked by METAvivor volunteers
 - MBC patients often feel invisible and forgotten in the pink ribbon campaigns
-



Ohio Revised Code

Section 5.2291 Metastatic Breast Cancer Awareness Day.

Effective: March 13, 2013

Legislation: Senate Bill 199 - 129th General Assembly

The thirteenth day of October is designated as "Metastatic Breast Cancer Awareness Day" to raise public awareness and understanding of breast cancer that has spread through the bloodstream to other parts of the body.

City of Bellbrook Office of the Mayor

Proclamation

Whereas: *Thousands of families across Ohio are affected by metastatic breast cancer; and*

WHEREAS, one in eight women in the United States could be diagnosed with breast cancer in their lifetimes; and

WHEREAS, metastatic breast cancer affects all races and socioeconomic classes cutting short the lives of too many people leaving a lasting effect on their families; and

WHEREAS, while metastatic breast cancer remains incurable, there is good reason to be hopeful as extensive research efforts are underway to address this highly unmet need; and

WHEREAS, there is still more research to be done for metastatic breast cancer so new and effective treatments can be developed and we as a community can push for critical research and advanced treatments; and

WHEREAS, individuals diagnosed with metastatic breast cancer are encouraged to speak with their physicians to learn more about the disease and to find support groups and services in their community; and

WHEREAS, the 129th General Assembly of the Ohio State Legislature through Senate Bill 199 designated the thirteenth day of October as "Metastatic Breast Cancer Awareness Day" to raise public awareness and understanding of breast cancer that has spread through the bloodstream to other parts of the body.

NOW, THEREFORE, I, Michael Schweller, Mayor of the City of Bellbrook and the Bellbrook City Council do hereby proclaim October 13th as

Metastatic Breast Cancer Awareness Day *In the City of Bellbrook*

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Bellbrook to be affixed this 25th day of October, 2021

Michael Schweller, Mayor

AGENDA ITEM INFORMATION REPORT



Meeting Type: City Council Meeting

Meeting Date: 10/25/2021

Department: Service

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

Resolution

AUTHORIZING AN AMENDMENT TO THE COST NOT TO EXCEED AMOUNT OF THE ACCEPTED BID FOR REPAIRS AND REPAINTING OF WATER TOWER #1 AND EXPENDING FUNDS TO COVER THE COST OF GOODS AND SERVICES PREVIOUSLY ORDERED FOR THE PROJECT

FISCAL IMPACT:

Cost: \$20,660 **Source of Funds:** Water Fund

Funds Currently Budgeted: Yes

Notes/Implications: Reduced cost for repairs considering current mobilization of equipment and personnel by contractor

PURPOSE AND BACKGROUND:

The original approved amount for the repainting and repair of Water Tower #1 was \$99,340. The job actually was quoted for \$104,340. When nearing completing of the original scope of the job, it was found additional areas of the tower, specifically the standpipe portion was in need of repair and repainting. Since the current contractor was mobilized with equipment supplies and personnel, it is recommended this increased amount to the original job and cost is approved to avoid higher costs for future repairs.

RECORD OF RESOLUTIONS

Resolution No. 2021-CC

Passed October 25, 2021

City of Bellbrook

Resolution No. 2021-CC

AUTHORIZING AN AMENDMENT TO THE COST NOT TO EXCEED AMOUNT OF THE ACCEPTED BID FOR REPAIRS AND REPAINTING OF WATER TOWER #1 AND EXPENDING FUNDS TO COVER THE COST OF GOODS AND SERVICES PREVIOUSLY ORDERED FOR THE PROJECT

WHEREAS, this Council previously adopted Resolution 2121-P accepting the bid submitted by L&T Painting for the repair and repainting of Water Tower #2 at a cost not to exceed \$99,340; and

WHEREAS, the actual cost after investigation of initial repairs and repainting was \$104,340; and

WHEREAS, it has been determined additional components are in need of repair and repainting at a cost of \$15,000 and City Council wishes to take advantage of the cost savings of having equipment and labor for the repairs mobilized on site during the original project; and

WHEREAS, the funds for the added repairs are currently appropriated and available in the 2021 Appropriations Ordinance.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY RESOLVES:

Section 1. The City Manager is authorized to take all actions necessary to execute approval and payment of the repairs and repainting of water tower #1 and to expend the funds necessary to cover the cost of goods and services previously ordered for the project at a cost not to exceed \$120,000.

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 BY City Council this ____ day of _____, 2021.

_____ Yeas; _____ Nays.

AUTHENTICATION:

Michael W. Schweller, Mayor

Robert Schommer, Clerk of Council

AGENDA ITEM INFORMATION REPORT



Meeting Type: City Council Meeting

Meeting Date: 10/25/2021

Department: Administration

Submitted By: Rob Schommer

AGENDA ITEM DESCRIPTION:

City Manager Report

Various Updates and Topics of Discussion

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:

EMPLOYMENT POSITIONS:

A conditional offer was provided to a Planning and Zoning Administrator candidate, and upon successful completion of the pre-employment background investigation we hope to have the new employee on board within 30 days.

A total of 21 applications were received for the Clerk of Council position. Initial screening of applications for requisite qualifications has been completed and scheduling of interviews will take place in the coming week depending on Council member schedules and availability.

STREET SCAPE STUDY:

Kleingers would like to have the final review of input and comments wrapped up the first part of November. We will have a conference call next week to discuss this and future funding opportunities. Attached is the visual and commentary feedback received.

MEETING MINUTES

PROJ. #: 210206.000 ISSUE DATE: 2021-10-07

PROJECT: Bellbrook Downtown District Streetscape ATTENDEES: General Public, Kleingers Staff, City Representatives

MTG TYPE: Public Meeting

DATE/TIME: Wednesday, September 29, 2021

PREP. BY: The Kleingers Group

DISTR. TO: City of Bellbrook

The following is considered to be a true and accurate record of the topics discussed and decisions reached at the referenced meeting for your review and file. At any time within 5 business days of issuance of these minutes, attendees may submit written request for modifications to this record. If no written request for modification is received within this time frame, these minutes automatically become a final record of the meeting discussion and decisions.

The following notes are derived from written and verbal comments received during the public open house meeting.

TOPIC: Transportation / Roadway

- Concerns with the median in front of gas station. Will it be difficult for large vehicles to enter/exit?
- Will bump-outs at Franklin and Main make turning difficult for large vehicles (already tight)?
- Not a fan of curb bump-outs.
- Less curb cuts to add parking.
- Snow would cover median in the winter
- Curb bump-outs a problem with snow removal—Lofino Plaza.

TOPIC: Connectivity

- Love most of this, but the blinking signs at the crosswalk do not fit the historical motif.
- Agree with a crosswalk on Main to Bellbrook Park.
- Push button integrated at crosswalks.
- Crosswalk from Library to Dairy Shed is a great idea.

TOPIC: Utilities

- Would like all utilities to run underground.

TOPIC: Site Furnishings & Gateway Sign

- Love the Bellbrook arched gate signs.
- Keep existing benches that are donated by organizations within plan.
- Keep signs—lions, garden club, optimist club, and scouts.
- Business signs with historic look—hanging sign on storefronts.
- Business signs should be uniform in size.
- Gateways should have more historic feel.
- Outdoor speakers throughout walking district—good quality, low volume music to be on during community events.
- In median, maybe only one banner pole.
- Victorian lamp post with electrical outlets for holiday or other lighted fixtures—town clock/post-like lamp posts.
- Flowers—pots or lamp post fixtures.
- New old village district signs on all four streets heading into town.

- Hand sanitizer dispensers placed throughout business district.
- Redo or new legible and aesthetically pleasing historical plaques.
- Bridge flower boxes.
- Community billboard.
- How about a big “city clock” in front of the city building?

TOPIC: Design of the Downtown District

- Love the red brick pavers.
- Use stamped concrete on sidewalk.
- Cobblestone, brick, or stone sidewalks throughout village district—start with town center depending on money.
- Small ornamental trees.
- Green space with trees and plants.

TOPIC: Out-of-scope Comments

- Limited parking—purchase lot and make parking lot(s).
- Bring back the Christmas snowflake decorations.
- Who cleans the flowers and area of Bellbrook Park?
- Murals would be nice on McIntosh’s Pub, or on old fire station downtown like it was before.
- Green spaces—demolish garage-like building where old fire station was. Make green space/garden with benches, fountain, flowers, etc. Murals on both walls.
- Clean up hardware store.
- Easily accessible public restrooms.
- DORA in area.
- New eatery in town.
- Finish walking path to Magee Park from village—725 bridge project.
- Splash pad for kids in the area.
- No tax increase—federal or city.
- Connect ball fields to main streetscape network for walking.

TKG SUMMARY:

- Providing other amenities to complement the streetscape could potentially draw people to Bellbrook’s downtown district.
- The public agrees with adding upgraded crosswalks and mid-block crossings as safety measures. Some did not prefer the rapid flashing beacons due to their visual obtrusiveness.
- Bump-outs and medians are a concern in terms of maintenance and for turning radius’ for large vehicles. Review turning radii for bump outs and entrance into the gas station.
- Underground utilities would be a beneficial improvement to the aesthetics of the streetscape.
- The public likes the idea of improving site furnishings. Existing locations of benches and bike racks should be studied for better usage. Improved pedestrian scale lighting, signage, banner poles, etc. were well received.
- Gateway signage options received mixed reviews. Most preferred the gateway arch and/or pylon sign options.
- Responses to the proposed landscaping improvements were mainly positive. Consistent street tree placement and species was preferred. Increasing use of flowering perennials was also well received.
- Outdoor dining was preferred at the intersection of Franklin and Main.
- Most attendees preferred the stamped asphalt crosswalks and brick pavers within the streetscape design.
- Attendees generally agree with the proposed beautification of the downtown district streetscape, but prefer that a historic feel is maintained.

The following notes are derived from written comments on a Facebook Community Page and Direct Messages received by City Staff.

TOPIC: Transportation / Roadway

- Not completely sold on the curb bump-outs to slow down traffic. Would like to see better examples of where this has been successfully implemented.
- Accessible curb cuts at the intersection are great—yes, we are prejudiced about this one.
- A crosswalk at the Dairy Shed is truly needed, but I am afraid there could be casualties before distracted drivers realize it's there!
- No median or bump-outs are needed. Main St and Franklin St are not wide enough to accommodate them.
- Curb bump-outs were attempted years ago. With Tom's Mulch and Ernst going through town, it's not a viable option unless you like bump-outs with tire marks on them.
- Won't a curb bump-out take up more parking spots?
- Curb bump-outs did not work the first time. The cost of installing the bump-outs and later removing them was pretty high. It made it very difficult for tractor trailers and school buses to make the turn in the center of town.
- No curb bump-outs!
- Cutting trees and eliminating residents parking? No!
- Speed bumps on S Main!
- Bump outs at the corners - the idea that they protect parking is iffy at best. I don't ever recall a parked car being hit. It's already difficult to turn onto the narrow streets and the bump outs make it even harder. I have witnessed so many larger vehicles run over the bump outs trying to turn - primarily because a lot of them try to cut the corner too short, but also because the turns are so tight. Also, it makes parking more difficult.
- No median planters or installations. Definitely no plantings there. They are a maintenance nightmare! The painted lines on the pavement are sufficient and much easier to maintain. I would be very surprised if having them there would slow anyone down if they are intent of speeding. The only mechanisms I think that slows traffic is a reputation for ticketing speeding or roundabouts and we certainly do not have the space for those. They would have to be so tight that the school buses would never be able to negotiate them!

TOPIC: Connectivity

- Need a sidewalk that goes from the high school all the way into downtown be made safer. I am always terrified to walk it. The traffic moves so fast, and there is nothing separating the pedestrians from those cars. I think a lower speed limit, plus a guard rail has been needed for years. Especially since so many children walk that route.
- Additional walkways connecting the downtown to adjacent parks would be great.

TOPIC: Utilities

- Loved the idea of burying the power lines, but the costs are probably (most likely) prohibitive.

TOPIC: Site Furnishings & Gateway Sign

- The gateways at each end of town would be great. I would like to see them with a more historical context to match the community feel.
- No more planters are needed.
- Love the more traditional ideas, historical marker, improved trash receptacles, street lighting, seasonal flags, improved landscaping.
- Love the gateway/arch idea.
- Has anyone suggested standardizing the signage? When you drive down the street all you see is a bunch of business signs. All sizes and shapes everywhere. It looks trashy.
- All ideas sound great and downtown could definitely use a facelift.
- I do hope that when we do upgrade our lighting that we adhere to the Dark Sky guidelines to avoid lighting up the night so it looks like daytime. So many negatives attached to that model. I have information on that program and had hoped to introduce it before COVID distracted us. Maybe it's time to look at it now?
- And finally, the planters - it was hard to tell if they were recommending replacing what we have or just showing examples of city planters - what they showed was very sleek, modern looking ones, not in keeping with our historic look. The city paid for the current planters, but the garden club selected them and maintains them, except for watering, which the service guys do.

TOPIC: Out of Scope Items

- I was disappointed that we limited their design scope from building frontage to building frontage.
- Would like to have seen some mural concepts at McIntosh's and maybe Dart.
- I am definitely in favor of enhanced enforcement of the speeding laws. I know Doug doesn't want to issue speeding tickets, but it works in Oakwood. EVERYONE know not to speed thru Oakwood because they don't tolerate it. The electronic signs indicating your speed work for while when they are in place, but the mentality of today's drivers is self-centered and rude in so many cases. I believe the only thing that will stop it is being cited and Bellbrook having a reputation for not tolerating speeding.

TKG SUMMARY:

- While some individuals are for implementing curb bump-outs, other feel they are not effective and reduce parking spaces for residents living downtown.
- Availability of on-street parking is a concern.
- Reducing vehicular speed along Franklin & Main is desired.
- The gateway sign and improved site furnishings ideas were well received.