

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Regular Meeting
February 8, 2021

Due to the COVID-19 pandemic the February 8, 2021 City Council Meeting was conducted using Zoom's remote webinar platform.

PRESENT: TJ Hoke
Ernie Havens
David Van Veldhuizen
Forrest Greenwood
Elaine Middlestetter
Nick Edwards
Mayor Mike Schweller

ALSO PRESENT: City Manager Melissa Dodd, Service Director Ryan Pasley, Fire Chief Anthony Bizzarro, Police Chief Doug Doherty

WORK SESSION – Capital Projects

Mayor Schweller called the work session to order at 6:00 PM.

ROLL CALL

Mr. Hoke, yes; Mr. Havens, yes; Dr. Van Veldhuizen, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mayor Schweller, yes.

The City Manager began by emphasizing the need to focus on items for 2021. She explained the spreadsheet listing the status of planned capital projects. After Council determines the priorities a supplemental appropriations ordinance can be brought for adoption at the February 22 Council meeting. The spreadsheet is separated into the three funds from which the capital improvements are paid; Streets, Capital Improvements, and Water Funds.

- **Streets Fund** does not include any extra projects planned for 2021 except for the yearly paving. In 2020 the City allocated an additional \$50,000 to paving from the gas taxes received out of this fund. The annual amount of \$150,000 out of the Capital Improvement Fund is also allocated. Council needs to decide if they want to duplicate this in 2021. Paving takes place every year and the streets to be completed in 2021 include Cedar Court, Glenberry Circle, Kensington Drive,

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North Field Drive, Plantation Trail from Bellemeade to Moss Oak, Poston Drive, and Sable Ridge Drive. The estimate to complete these is \$189,000. Service Director Pasley added that the dollar estimates are based off last year's high estimates. The City will need to supply their paving quantities in March. The project does not go out for bid until April or May. Streets are chosen on rotation and considering actual deterioration as witnessed by the Service Department. The City Manager explained that as the year progressed, the amount the City received from the gas tax increased. She believes there will be enough money available to pay for the additional above the yearly allotted \$150,000.

Mayor Schweller referred to the projection near \$190,000 on the high end. He would like for the City Manager to evaluate the amount the City receives from the gas tax over the next few months before a final decision is made. He added that it makes good sense to keep up with the paving yearly and not allow larger problems to grow. Mr. Pasley added that it is not a problem to cancel out a street right before paving begins, usually in August or September.

Mr. Hoke asked how long the City has been allocating \$150,000 per year as that seems to be a very reasonable number for the work being done. Mr. Pasley believes it went from \$100,000 to \$150,000 either eight or ten years ago.

- **Capital Improvement Fund** – separated by Department. Mrs. Dodd explained that like every year \$350,000 was transferred into this fund at the start of the year to offset the cost of projects already planned.
 - Computers – we are on a rotation schedule for computer workstations. 2021 is a light year with only \$7,000 being allocated due to this being the fourth year. Almost all the workstations have been upgraded.
 - Service
 - Culvert relining for Crescent Court
 - Downtown Street Lighting – done in four phases. Mrs. Dodd reported that the Community Affairs Committee reviewed this item. They discussed putting out an RFP for a streetscape design proposal. The RFP is being reviewed by the City's attorney. A company would be chosen to come in and within six months create

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a cohesive plan that the City could use to make improvements over time such as upgrading streetlights. Streetlights would most likely not be purchased in 2021 but money could be allocated to this project later in the year if needed.

- Crosswalk Installations – The City Manager would like money to be earmarked for a cross walk at 725 and Little Sugarcreek Road. The Service department will need to do more research on this project before it begins.

Mr. Havens asked about the timing of the streetlight project since a company would need six months to create the plan. He asked if it might make sense to have some money set aside so that, if approved, the first phase of the project could begin in October or November. Mrs. Dodd answered after the plan is received it will be presented to Council. If Council would like work to begin that can be accomplished with a supplemental appropriation. She will remove the \$65,000 from that line of the spreadsheet.

Mr. Greenwood asked if one-way streets downtown could be considered during the streetscaping planning. Mrs. Dodd said she could add that to the list of items to research as City staff meets with the company who is awarded the RFP.

Mr. Hoke had a question concerning the timing of the allocations. If a plan is not approved until late 2021 could \$130,000 be allocated in 2022 or would it all be pushed out a year. Mrs. Dodd explained that due to the timing of the RFP and plan creation taking most of 2021, the request is for a three-year phased project. It could be possible to move the dates up depending on Council's decisions.

- Police – requesting two new cruisers. Police Chief Doherty explained that the 2015 cruisers the Department currently have performed very well. The space, durability, and practicality have been just what was needed. These replacements were originally scheduled for 2020 but got pushed back by the previous City Manager. They are starting to see some minor issues as they are close to 100,000 miles. They have gotten good use. The Chief added that in Xenia where he came from, the vehicles were on a four-year rotation. Bellbrook's cruisers do not get run very hard, but they do a lot of stopping and

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idling which adds to the engine hours which can be more telling than the milage. The amount listed on the spreadsheet includes the price of the cruiser and the equipment that cannot be salvaged from the current vehicles.

Mr. Havens asked how the used cruisers are sold and where does that money go. The Chief said they are sold through Govdeals.com. The City Manager said she thinks the proceeds go to the General Fund or Police Fund. The money is originally sourced from the General Fund.

Mr. Havens asked that the \$118,000 is over and above the \$150,000 that the City allocated to the Police Department every year bringing the total from the General Fund to \$268,000. The City Manager said that was true. Mr. Havens added that it might be a point when the City should consider a Police levy.

- Fire – only has planned purchases totaling \$5,500.

Mrs. Middlestetter asked if the department takes old American flags. Chief Bizzarro explained that the department collects them, then the Boy Scouts burn them.

- **Water Fund** has two smaller dollar items: well-related projects and a meter-reading software upgrade. The exterior painting of the Bledsoe Drive water tower needs to be done in 2021.

Mr. Hoke asked how the pricing compares to the last tower repainting. Service Director Pasley explained that the other tower at the High School required the same process but this one is a bigger tower. It will have been 15 years since it was painted. The painting company Dixon Engineering recommend they be painted every 10 years, but that has not been needed. An adhesion test was done last year, and it was determined that the paint was still in good condition. It will only require a scuffing up and new paint. The last time it was painted in 2006 the paint was in bad shape after 21 years. It required bead blasting before new paint could be applied. By staying on top of it the City can avoid the expense of bead blasting.

Mayor Schweller asked if only the exterior was being painted. Mr. Pasley answered that it includes inside repairs so it will be drained and examined. They will paint inside the bowl but not inside the entire structure.

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Mr. Havens asked if the company guarantees how long it will last. Mr. Pasley answered the company wants to paint it every 10 years. But by having it examined last year it was discovered that it was still in good shape and would easily last until 2021.

Mr. Greenwood asked if the City could have a specific design painted on the tower. Mr. Pasley said the City logo would be included in the price. If Council wanted something different there would be a cost to this like having the Golden Eagle painted on the tower by the High School.

- Future Projects past 2021 – Mrs. Dodd brought attention to items that will be planned for future years. Council decided an hour-long work session will be needed in the fall specifically for Capital projects.
 - Service – Franklin Street Pedestrian Improvement Project is likely to begin in 2022 but this is up to the MVRPC. The department will also need a new street sweeper. The money for this comes half from the streets fund and half from the water fund.
 - Police – Two new cruisers and the necessary equipment will be needed in 2023.
 - Fire – There are several large expenditures needed in a couple of years. Two new medics will be needed: one in 2022 and one in 2024. Also in 2022 are self-loading cots and cardiac monitors in 2023. In 2024 the department will need a new ladder truck or engine. These items will require more discussion due to their significant cost.
 - Water – the department will need a backhoe paid for half from streets and half from water. In 2025 they will need a pickup and a dump truck.

The City Manager thanked the department heads for assisting with tonight's work session.

REGULAR MEETING

Mayor Schweller 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. Edwards, yes; Mayor Schweller, yes.

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APPROVAL OF MINUTES

The Mayor asked if anyone had any changes to the minutes of the January 18 work session or the January 25 Council meeting.

Mr. Havens requested the following changes to the minutes of January 18:

1. In the introduction line five, he asked to remove the phrase “decisions are needed” as committees cannot make decisions.
2. Add the Mayor’s points from 5:45 to 8:55 listing out the goals for context.
3. During the discussion on sidewalk maintenance and the financial impact on local businesses Mr. Havens wants to change Mr. Edwards’ statement at 54:00 from “this is a financial issue that affects businesses of which Mr. Havens has stated he wants to help” to “Mr. Havens has talked about wanting to attract businesses”. Mr. Havens went on to state, “to me there’s an interesting distinction there. I never said that I wanted to help businesses, or I wanted the City to help businesses in that regard. But we wanted to make those changes to attract. It may seem subtle to some but it’s not something I want to have on record of me saying.”
4. Add Mrs. Middlestetter’s comment from 55:00 for context.
5. Include the entire comment from 83:34 essentially saying he agreed with Mr. Hoke and warned of having an industrial park in our downtown if we do not grab the reins.
6. At 32:20 under 5b Reestablish Quarterly Community Meetings Mr. Havens wants his comment changed to his recorded words to clarify that we can do it a lot better if Council supported it.
7. Under 4. Financial b. Future levy projections, Mr. Havens asked for the minutes to be changed concerning Mrs. Middlestetter’s paraphrased comment that the Clerk represented with the word “traditionally”. He wants it changed to her verbatim words: “that’s always been a guideline”.
8. Mr. Havens wanted an explanation added to the January 18 minutes. He stated he believes there was confusion about the purpose of the goal setting work session. He believed that the purpose was to set goals for the City Manager.

Mr. Havens also had comments concerning the minutes of January 25:

- Mr. Havens recounted that Mr. Edwards brought up that the amount of detail the City includes in its minutes is not a requirement. Mr. Havens added that he believes the amount of detail has

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a positive and negative effect when discussions are paraphrased in a legal document. It might be extra work for more confusion than good. It might be able to save effort on Pam's part as well and dollars for the City. Mr. Havens stated that the conversation about the minutes including comments from Mrs. Middlestetter and Mr. Edwards is not shown in the minutes. He said he thinks this topic should be discussed. He said he is not sure we should go to the level we do. He added that he appreciates it, but definitely thinks we need to be careful when we put things in writing and call it a record or refer to it as a record.

Mayor Schweller asked the Clerk to review the video recording for January 18 and 25 related to the items Mr. Havens listed. He asked Council if they want to discuss minutes and whether they want to possibly reduce the volume. He added that the minutes are not verbatim and are not meant to be a transcript of the meeting. That is what the video recordings are for.

Mayor Schweller asked if anyone else had any comments or corrections to the minutes of January 25. Mr. Havens wanted to clarify that he would have normally just sent these to Pam and asked for some corrections but on the twenty-fifth Council concluded that they wanted to talk about them publicly. The Mayor declared the minutes be tabled for January 18 and 25. All were in favor.

MAYOR'S ANNOUNCEMENTS

- The Mayor read a proclamation declaring February Black African American History Month.
- Service Department Annual Report

Service Director Ryan Pasley presented the report.

- For 2020 the Bellbrook pumped 300 million gallons of water and only lost 7.66%. The year before was 14%. This amount is based on how they flush hydrants and water mains. Last year they flushed the water mains to get rid of iron and other debris that accumulates in the pipes. The EPA considers anything greater than 20% a problem. The department billed 277 million gallons, so they are going a really good job.
- Snow removal was about half as much as the previous year meaning less salt was used. This was important because last year salt cost \$87 per ton but is down to \$44.55 per ton this year.

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- Two years ago, Mr. Pasley had asked Council to approve \$30,000 per year to replace fire hydrants because it had not been done before. There had been 13 hydrants that were planned to be installed in 2020, but due to the COVID pandemic only four got replaced. They saw about the average number of collision repairs and water main breaks that had to be dealt with. They plan to get back on track with the hydrant replacements.
- The major projects in 2020 were the N Belleview Road culvert replacement, Beechwood Road culvert relining, and the N West Street sidewalks.
- The milling and paving of streets came in under budget.
- Everything the department does is tracked by work orders. They had 1,867 utility locate requests, 1,414 water service work orders, and 1,115 general work orders.
- The Department helped facilitate the best possible uses of the CARES Funds received. They installed touchless hand dryers and soap dispensers in city buildings. They also contracted to have touchless doors installed at the library and the City building main entrance and administrative offices.
- Staff health is vitally important and so during the stay-at-home order they had to determine the best way to serve the City and keep everyone safe. All Service Workers are always on call but only three people would report in if there was not an emergency, one of which was always Mr. Pasley. They continue with all the safety protocols including taking their temperatures every day, wearing masks, staying socially distanced, sanitizing surfaces, and using a fogger on the insides of the vehicles.
- Staffing is the final item. Mr. Pasley reminded Council that the department had been short one employee for 10 and a half months. It was not an issue during the lock-down, but they have now hired someone bringing the department up to full staff. Josh Burns joined the department with a similar background, so he already had the necessary skills except snow removal.

Mr. Pasley thanked Council for their support and asked for questions.

Mayor Schweller asked if there is a plan to install a guard rail along the new section of N Belleview Road.

Mr. Pasley explained that the new culvert and section of road is much wider and does not require a guard rail for safety. The width would also allow for sidewalks to be added in the future. If a rail is something the Council wants to consider it could be researched. Mr. Schweller noted that his only concern was

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when leaves or snow are covering the road it is difficult to tell where the edges are. He asked if Mr. Pasley could look into whether something could be done inexpensively. The Mayor thanked Mr. Pasley and the entire department for their great work ethic and responsiveness.

Mrs. Middlestetter asked if Mr. Pasley knew of any safer alternatives to road salt as the salt is very damaging to cement driveways. Mr. Pasley responded that there are pre-treatments such as beet juice or a salt solution, but he does not know of any cost-efficient ice or snow remedies. Mr. Greenwood added that urea can be used but is very expensive.

Mr. Hoke asked if Mr. Pasley has any online forums or collaborations with others such as Greene County, the state, or the EPA that he wishes he had. Mr. Pasley could not think of any. He explained that he is already in regular contact with all of his local counterparts and has good relationships.

Mr. Hoke asked if there will be a need for additional staffing in the future. Mr. Pasley responded that they should be fine until Mr. Burgan retires in about three years. The next closest to retirement is Mr. Pasley in 10 years.

Council all thanked Mr. Pasley for the report and for the great work his department does.

PUBLIC HEARING OF ORDINANCES - none

INTRODUCTION OF ORDINANCES - none

RESOLUTIONS

Dr. Van Veldhuizen read **Resolution 2021-E A Resolution Authorizing the City Manager to Enter into an Agreement with the Sable Ridge Owner's Association for Gate Maintenance**. He pointed out that there is a word missing in the resolution. The Clerk will make the correction.

The City Manager provided some history behind this resolution. When the subdivision plan changed in 2000 it had been decided that a gate would be installed. Every Monday the City checks the gate to ensure it is working. If it is found to be inoperable for any reason it is left open to allow for emergency access. At one point the gate was found to be inoperable and was left open for quite a while. The City received an estimate, and the repair would be costly. This started conversations about who was responsible to pay for repairs. In this case the question is not easily answered. Typically, a subdivision plan will have responsibility for common items specifically called out such as signage at the entrance.

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These common items are listed on the recorded plans as owned and maintained by the homeowner's association (HOA). In the case of Sable Ridge, the gate was never defined on the plan. Mrs. Dodd contacted the City's attorney to draft a licensing agreement which is attached to the resolution. The Sable Ridge HOA has been in discussions with the City about this for approximately eight months. Everyone agrees that the City retains ownership of the gate and the HOA is responsible for maintaining it. The City has always paid the electric bill for the gate and will continue to do so since it is minimal. The City will continue to check it and use it for emergency access. The City reserves the right to remove the gate if we ever decide that is necessary. Either party is able to terminate this agreement.

Mrs. Dodd introduced Glenn Costie who is a representative of the Sable Ridge HOA.

Mr. Costie thanked the City Manager and added that several years ago the gate broke down after a hurricane and the City covered the repair cost. It continued to work until this latest repair which turned out to be costly. This process is allowing everyone to have closure on the responsibilities of the gate. The HOA is in a good financial position to take on the maintenance responsibility. The neighbors agree. The gate is currently open and the HOA is ready to begin repairs.

Mayor Schweller asked if the City received much feedback on the gate. Mr. Costie replied that for the neighborhood it is about through traffic and excessive speed when the gate is open. He recounted that some homeowners on the Kensington side had concerns about distances around when N Belleview was closed. One Kensington homeowner likes the dead-end street that the closed gate provides. Mrs. Dodd added the only time she hears anything is immediately following the gate being opened or closed.

Mr. Greenwood asked about the original purpose of the gate. Mr. Costie answered that during the development planning the Fire Chief had concerns that there needed to be two accesses to Sable Ridge. Little Sugarcreek Road used to flood, and the City was concerned about being able to access the neighborhood. Kensington Road was a dead end and did not want a through street. The compromise was a gate that could be opened when needed for emergencies. Mrs. Dodd added that the Fire Chief did have commentary but also there are subdivision regulations concerning the length of a cul-de-sac. The City's engineer had an issue with the length as well. The developer recommended the gated access. This compromise was agreeable to all the parties.

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Mr. Greenwood asked if there were any other options to a gate, such as signs. Mrs. Middlestetter doubted people would pay attention to signs. She added that this conversation comes up every time a subdivision is developed. If a connecting plat does not get built right away the homeowners get use to closed off streets. When the connecting plat is built people complain that the neighborhood is now open at both ends. The City's subdivision regulations state that there must be adequate access, such as two points of entry/exit. Most recently this was seen when Highview Terrace did not want to connect to The Landings. The needs of the community have to be considered. Mrs. Dodd added that there has been a shift in the way developments are designed. It used to be standard for housing to be built in a grid which gives lots of access points. Current developments are designed for owners who want cul-de-sacs with only one road in.

Dr. Van Veldhuizen opined that this agreement is a good compromise where the City retains ownership.

Mr. Havens pointed out that he thinks the numbering is off in the agreement and should be reviewed. He asked about the meaning of the statement in item 3 (b) Services Provided that reads, "licensor agrees to make reasonable efforts to protect licensee from interference or disturbance by third persons.

Mr. Havens also asked about 3 (I) Commercial General Liability that requires the Sable Ridge HOA to acquire an insurance policy with \$1 million per occurrence and \$2 million aggregate. He wants to know if that would cover the costs incurred if the fire department could not get through in an emergency and the gate was not working. And if they have to bust through the gate, would it be repaired under that policy. He thinks they should take a second look at the policy specifically concerning an event when the gate did not work. He would not want someone to hold the City liable for a house that burnt down or a criminal that got away and hurt somebody. Outside of that he agrees with Dr. Van Veldhuizen that this is a good way to proceed and we always have an out.

Mayor Schweller and Mr. Hoke asked if the City Manager thought it made sense to review the spacing, bullets, and numbering of the agreement. Mrs. Dodd agreed but added that formatting in Word with multiple bullet levels can be difficult. The Mayor added that the other item to be reviewed is the insurance policy. Mr. Havens asked who created the document. Mrs. Dodd said it was the Municipal Attorney.

Mayor Schweller recommended that **Resolution 2021-E** be tabled. All Council members agreed.

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Mrs. Middlestetter read **Resolution 2021-F A Resolution Approving the Amended Agreement and Bylaws of the Miami Valley Risk Management Association (MVRMA)**

City Manager Dodd explained that the memorandum from Thomas Judy, Executive Director and a summary of changes was attached. The full bylaws were not attached because they are very lengthy, and the City does not have the ability to change them. Two-thirds of the members have to pass legislation in order for the bylaws to be approved. The changes fall into three categories: improvements in wording, clarifications of intent, and substantive changes. The bylaws had not been updated since 2002 they found it necessary to do so. Most of the substantive changes that were made reflected the evolution of the pool.

Mrs. Middlestetter made a motion to adopt **Resolution 2021-F A Resolution Approving the Amended Agreement and Bylaws of the Miami Valley Risk Management Association (MVRMA)** Mr. Hoke seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Hoke, yes; Mr. Havens, yes; Dr. Van Veldhuizen, yes; Mr. Greenwood, yes; Mr. Edwards, yes; Mayor Schweller, yes. The motion passed 7-0.

OLD BUSINESS – none

NEW BUSINESS - none

CITY MANAGER REPORT

Mrs. Dodd thanked Service Director Pasley and his department for the great work they do every day.

- Work on the 2021 Council goals has already begun. The Committees will touch on this. She reported meeting with Community Affairs and being in communication with the Service Committee related to their respective goals.
- Greene County Regional Planning is working on the Greene County Land Use Plan – Perspective 2040. They are conducting a mapping and implementation strategy workshop. Council and board members have received invitations to participate. There is an option to complete packets from home if anyone is interested. Staff has already participated.

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- The Police Department has posted a job opening for an Administrative Assistant. Nichole Etchison is leaving the end of February. She has been a great asset to the Police Department.
- Greene County Emergency Management has provided the Fire Department with an allotment of COVID-19 rapid tests for use by employees. Employees must be symptomatic to receive a test. This is a great resource to keep our employees and the community safe.

COMMITTEE REPORTS

Service – Mr. Greenwood reminded residents to be aware if your meter pit is shallow you need to make sure it doesn't freeze. One solution is to allow a little bit of water to run from the faucet to keep lines from freezing. He also asked that people not park on the street when snow is predicted so that the snowplows can get through.

Safety – Mr. Hoke again warned residents to be on the lookout for fraudulent unemployment claims.

Finance – none

Community Affairs – Mrs. Middlestetter had nothing to report but did mention that the committee had looked at the proposed RFP for streetscape design to be discussed at future Council meetings.

CLERK'S REPORT

Mrs. Timmons announced that Council will be receiving updates on the activities of the City's boards and commissions at the first Council meeting of every month. The January update is included in this packet. The highlights include Planning Board approving the update to Article 14. They have been working on it since October. It is now with the Municipal Attorney and then will be coming to Council. There were no cases for the BZA-PRC to hear but they have volunteered to help review the Property Maintenance Codes. They discussed their initial thoughts and items for consideration. The Village Review Board approved a sign for The Bell House which is an event space at 9 E Franklin Street.

Mrs. Timmons announced that there will be a work session before the next Council meeting beginning at 6:00 pm to discuss Community Improvement Corporations. The regular meeting will begin at 7:00 pm and will include the Police Department annual report.

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COMMENTS

Mr. Greenwood thanked Nichole Etchison for her hard work for the Police Department and wished her a lot of luck at her new job.

Mr. Havens asked the Clerk to explain what The Bell House is. Mrs. Timmons answered that it is in the brick building on the corner of Franklin and Main owned by Bella Hart. The second floor was renovated and is a large space that can be rented for events.

Mr. Havens also asked that even though the schools and the parks declined the quarterly meeting, could they lead the way by calling a meeting and he knows the Township would be interested. We could invite the parks and schools and even if they decline at least we are moving forward. Mrs. Dodd answered that the meeting will be the week of March 22. Mr. Havens asked if the parks and schools were still declining the meeting. Mrs. Dodd responded that all the organizations are participating in the meeting.

Mr. Havens announced that there will be an opening for a Parks Commissioner. Information on how to apply is on the Parks webpage. We helped advertise for the position that was open last year and wanted to do that again in this case on the City's website. This applicant can be from the City or Township.

Mr. Havens asked for Council's consideration. He knows there have been some challenges with the trail along Little Sugarcreek from Dot's parking lot to Magee Park. He said he spoke with some folks at the parks including a Commissioner. They showed some interest in making that happen for us. Maybe instead of having Clemens deed that property to the City, Council could consider facilitating that deed to go straight to the parks with an agreement that they would make the trail happen for us. It could connect right to one of the crosswalks that is being worked on down there for the coming years. He thought it might be a good way to sidestep and still get us a pathway especially now that Magee is more than doubling in size with the addition of Edna Mae's property. It also allows connectivity to two additional communities that are currently kind of isolated. Dr. Van Veldhuizen asked for Mr. Havens to explain how the park is increasing in size. Mr. Havens answered that the parks are really good at getting grants for money to acquire land. He thinks they are up to 680 acres. They got another grant and were able to get that property just north of Magee Park. It includes a house and a garage and a barn. The planning stage is ongoing but that is a lot of land to add to Magee park. He didn't know if this is a

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discussion or working meeting, but he thought if we can make something like that happen for the City and not have to do much work in wrestling that for the residents and increasing connectivity, he thought it would be something worth pursuing. Mr. Hoke concurred. Mrs. Middlestetter said it sounds like a workable idea but thinks Council needs to consider plans for Little Sugarcreek Road before effort is put into a walkway. Mr. Havens explained that this path already exists on the east side of the creek and is more like a horse trail right now. It would just be bringing it up to snuff where people could walk on it easier. Mrs. Middlestetter asked for clarification of the location to make sure they were not talking about the walking path through the development. Mr. Havens clarified that this is another path that stays along the creek to Magee. Mr. Havens added that he didn't know if the rest of Council knows that the parks are putting in a swinging wooden bridge in Morris Reserve. The possibility exists that we could get a cable bridge there or possibly large stones that could be used to step across the stream. They had all kinds of ideas of how they could make it happen. They want to connect Magee Park to Edna Mae's property. There is a portion of the stream on Possum Run that is in that property that could be transferred or should be transferred to the City that would help the parks connect those two parks. He thinks it is a win-win based on some generic conversations that he and Mr. Hoke had. He wanted to see if he could hand it off to the City to be able to wipe our hands of it and make it happen. Mayor Schweller commented that whatever is done they must be cautious of the stream. He thinks the City will end up owning both sides of it and must be careful of what is requested as the City has been looking into this for a while.

Mr. Hoke said he did not have any specific comments except to commend the Mayor on the proclamation for Black African American History Month. He explained his passion for citing certain historical figures. He told of a medal of honor recipient from WWII. Staff Sergeant Edward Carter Jr. was awarded this honor posthumously. A brief summary of his service began when his parents were missionaries in China, and he joined the Chinese military at the age of 15. The military booted him out when they found out he was 15. Later he joined the Spanish civil war as a socialist in the Abraham Lincoln Brigade. He ended up back in the United States and in WWII. He spoke at least four languages. He survived significant wounds and was captured by the German military. He relied on his knowledge of the German language to gain valuable intelligence. There are many great history lessons like this.

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Dr. Van Veldhuizen thanked Mr. Havens for talking to the parks and he thinks it makes sense to partner with them. He also wanted to comment on the discussion about the minutes including how they are created. He pointed to the corrections that Mr. Havens discussed. The discussions about minutes are usually very quick. It was mentioned that Council is not required to include the current level of detail in the minutes. He thinks the way the City has taken minutes has been good from a historical reference and are easy to search. He opined that services like YouTube might take over this function in time. He would like for Council to decide about how minutes are to be done and then move on. He added that he is happy with the current process. Mayor Schweller said he would talk with the staff because he knows there have been a lot of times this level of detail has made it easier for staff to research questions that come up from many years ago. He agreed that a decision needs to be made.

Mayor Schweller thanked Mr. Pasley and the entire Service Department.

PUBLIC COMMENT

David Buccalo, 126 Lower Hillside Drive, Bellbrook, stated that he was not attending on behalf of anyone but himself and is focused on the charter and the quality of governance in the community. He explained for anyone that is not aware that Bellbrook has a City Manager form of government not a state statutory form of government which is an important distinction. He stated his concern is about the roles of some members of Council. He clarified that none of his comments should reflect on the City Manager, the Clerk, any of the Department heads, or any of the hourly or salaried employees. He asked Council to explain the process for airing grievances against a particular Council member and what is the policy when it comes to policing your own members if they are found to be in violation of the charter. He asked that if they did not know the answer that someone could research it and let him know. Mayor Schweller answered that they would look into it and ask the Municipal Attorney. He added that Ohio also has an Ethics Commission. Mr. Buccalo asked the City Manager to preserve any emails, text messages, voicemails, or notes in her possession or the possession of the Zoning Department, and any employees between their offices and any Council members. Mr. Buccalo stated that this is an inquiry about process. He believes this could move forward and he stated he does not want any City resources used to assist a Council Member when it concerns that member's responsibilities. Mr. Hoke asked if Mr. Buccalo could

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explain the issue in general terms. Mr. Buccalo answered by explaining that Council is delegated to setting policy and legislation. They are not to be involved in the day-to-day activities of City employees since this is why Council hires a City Manager. Dr. Van Veldhuizen asked for more clarification about violations of the charter. Mr. Buccalo explained that he is concerned with a specific Council member, not all of Council and he is asking about the process since he has solid concerns and documentation. If the process shows that his concerns are valid, he would like to have them aired. If they are not valid, then he wants to be fair.

Mr. Buccalo also recounted that he was recently transported by a Bellbrook ambulance. He wanted everyone to know that they provided excellent service.

EXECUTIVE SESSION

Mrs. Middlestetter made a motion to enter into Executive Session for the purpose of considering the employment and compensation of a public employee. The motion was seconded by Mr. Edwards. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Havens, yes; Mr. Hoke, yes; Dr. Van Veldhuizen, yes; Mr. Greenwood, yes; Mayor Schweller, yes. The motion passed 7-0.

The Mayor announced that there would be no further business following the executive session and adjourned the meeting at 8:20 PM so that Council could proceed with the executive session.



Michael W. Schweller, Mayor



Pamela Timmons, Clerk of Council

MEMORANDUM

TO : [Illegible]

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[Illegible signature and date]