

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
April 23, 2018

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

Mr. Schweller made a motion to go into executive session at 6:30 pm to discuss Imminent Court Action. Mr. McGill seconded the motion. The Clerk called the roll: Mr. Schweller, yes; Mr. McGill, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 7-0.

Being no further business, the executive session ended at 6:53 pm.

This is a summary of the City Council meeting held on Monday, April 23, 2018. Mayor Baird called the meeting to order at 7:00 pm and the Clerk called the roll.

After polling members of City Council, as there were no corrections or additions to the regular meeting minutes of April 9, 2018, Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

Mayor Baird read a Proclamation declaring May Motorcycle Awareness Month at the request of Abate of Ohio, Inc.

PUBLIC HEARING OF ORDINANCES

INTRODUCTION OF ORDINANCES

RESOLUTIONS

Mayor Baird and Mrs. Seger-Lawson recused themselves from the discussion of Resolution 2018-R due to the fact that they both work for Public Utility Companies. They left the room and Deputy Mayor Schweller took over the meeting.

Mr. Greenwood **read Resolution 2018-R** A Resolution Designating Certain Areas Within the City of Bellbrook as Being Designated Solely for Underground Utilities Within the Right of Ways. Ms. Dodd said this legislation is ahead of the potential passage of House Bill 478 related to small cell towers. This resolution outlines that in areas with underground utilities, no above ground utilities may be installed.

Mr. Edwards asked if this was supposed to support the 5G network transformation. Ms. Dodd said it will seek to improve the cellular networks by increasing the number of smaller towers that are closer together. He also reiterated that the city does not have a problem with small cell towers attaching to

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existing poles but the city would not allow small cell towers to attach where utilities are underground. Ms. Dodd agreed and said that if no utilities are above ground, poles could not be erected to attach the small cellular towers.

Mrs. Middlestetter remembered in a previous discussion that there was a possibility that a small cell tower could be placed somewhere in the downtown area where we would not want it. Ms. Dodd said the city ordinances give the city a lot of control over the placement of the small cell towers. Ms. Dodd said we will need to incorporate design standards into our ordinances.

Mr. Greenwood said he thought these small cellular towers were big. Ms. Dodd said in researching this, the size of these varies. She said as of now, the city has not been approached to have any of these installed yet. It could be a couple of years or longer and technology could change by then.

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

Mayor Baird and Mrs. Seger-Lawson returned to the meeting.

CITY MANAGER REPORT

Ms. Dodd said there is a Fire Levy on the May 8th ballot. This will be an additional 1.75 mill Fire Fund Levy which will allow for the hiring of one additional full-time Firefighter/Paramedic. It will also allow an increase in the number of scheduled part-time hours. This will allow for the staffing of 2 full-time Firefighter/Paramedics and 2 part-time Firefighter/EMT's on a 24 hour per day basis. She said more information about the levy is available on the city's website at www.cityofbellbrook.org.

Ms. Dodd said she met with the City Engineer and Service Director to get an update on the Upper Hillside Water Main Project. She said they both were pleased with how well the project is going. The majority of the main has been installed with the exception of a few pieces. Work will begin to make the connections to the residences. She said our staff has been in contact with the residents in the area to coordinate the connections.

Next, Ms. Dodd said she met with Ken LeBlanc of Greene County Regional Planning to discuss the Comprehensive Plan Update. There is a draft compiled currently and there are just a few more items that need to be incorporated. Ms. Dodd said she is hopeful that the Walkability Workshop that was held last year and the Comprehensive Plan Update will continue to spur discussion about the future of Bellbrook. She mentioned there is a community survey that is available until April 30th. All residents and business owners are encouraged to take it. The link to the survey can be found on the city's website.

Mr. Greenwood asked Ms. Dodd if there have been any complaints regarding the Upper Hillside Water Main Project. Ms. Dodd said she has not heard from any residents. She said Service Director Dale Wilson has praised the contractor doing the work on the project. According to Dale, the contractor has been good to work with.

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COMMITTEE REPORTS

Service: No Report.

Safety:

Mr. Greenwood encouraged everyone to get out and vote for the Fire Levy May 8th.

Finance/Audit:

Mr. Schweller said the upcoming Fire Levy will generate over \$300,000 in revenue. He looked at a sample ballot for his precinct and noticed it does not have an issue number associated with it. The levy is needed to help offset cuts that have been made by the state with personal property tax and local government funds. He said the city lost over \$260,000 a year. If these funds are not made up, the city will be forced to change the level of services that residents are accustomed to having.

Mr. Schweller reviewed the 03-31-18 quarterly finance update. He stated that revenues have increased slightly from 3-31-17. He said the homestead and rollback monies have not been received yet. Also, the tap-in fees for the Waterford Development were received in one batch instead of coming in as the community developed.

Mr. Schweller said expenses are less than 3-31-17. The biggest difference is the capital outlay. Mr. Schweller said we have not paid for the biggest piece which is the Upper Hillside water main project. He said the city is tracking close to where it needs to be. Mr. Schweller the city is in line with the budget for 2018.

Mr. Schweller made a motion to accept the 03-31-18 quarterly finance update. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll. Mr. Schweller, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter yes; Mayor Baird, yes. The motion carried 7-0.

Community Affairs: Mrs. Middlestetter said the Sugar Maple Festival is this weekend, April 27th -29th. She invited everyone to come out and have fun.

OLD BUSINESS

Mrs. Seger-Lawson said that the developer that wanted to develop a plot of land on Wilmington Dayton Road has withdrawn the request. The meeting scheduled for tomorrow, April 24th has been canceled.

NEW BUSINESS

Council is required to have public records training every two years or assign a designee to attend. A motion was made by Mr. McGill to appoint Jami Kinion as a designee for public records training. Mr. Edwards seconded the motion. The Clerk called the roll: Mr. McGill, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

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Mrs. Middlestetter made a motion to waive the sign ordinance for the Community Garage Sale, May 17th-19th. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll: Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion was carried 7-0.

OPEN DISCUSSION

Mr. Edwards encouraged everyone to vote for the Fire Levy and also invited everyone to come to the Sugar Maple Festival this weekend.

Mr. Greenwood said the Fire Levy is important so reminded everyone to get out and vote.

Mr. McGill said the Fire Levy is important so asked everyone to vote. He said the city has not collected any additional money for the Fire Fund since 2009. Also, Mr. McGill said he is appreciative to the new City Manager for a seamless transition.

Mrs. Middlestetter concurred to everything that was previously said.

Mrs. Seger-Lawson wanted to remind residents with the Fire Levy that most of the property tax that residents pay goes directly to Bellbrook Sugarcreek School District. Bellbrook receives only 22% of the property tax dollars.

Mr. Schweller asked residents to support the Fire Levy. He said it is an additional \$61.00 for each \$100,000 of valuation. He said Bellbrook's population is aging and it seems that the EMS calls are increasing. He said we have grown accustomed to the level of service provided and he would like to see that continue for the residents of Bellbrook.

Mayor Baird explained that the Fire Levy is an additional levy and not a replacement levy. He said with a replacement levy, the city would lose certain exemptions and the net effect for the residents would be more taxes. Mayor Baird also encouraged residents to come out and vote. He also said since this is a primary election, do your research to select the best candidate.

Chris Ewing, Director of the Bellbrook Sugarcreek Chamber of Commerce. Chris welcomed Ms. Dodd to Bellbrook. She has meet with Ms. Dodd and she said the city is in good hands. Chris gave an update on events that are happening in the community:

- Sugar Maple Festival kicks off on Friday at 5:00 pm and runs through 5:00 pm on Sunday
- Community Garage Sale-May 17th -19th
- Hamvention May 17th-19th at the Greene County Fairgrounds
- Legislative Breakfast-May 4th at the Greene County Career Center
- Pet Expo June 15th at Sugarcreek Township Farmers Market located behind Fazolis on Wilmington Pike
- July 1st Paddles in Flight honoring the 50th anniversary of Little Miami River being designated a national scenic river
- Community Leaders Meet and Greet-more information to follow on this event

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- More information on any of these events can be found on the Chamber website at bellbrookscreekchamber.com

Mike Sabin BellHOP Café-Mr. Sabin came to Council to invite everyone to BellHOP Café on May 3rd for the National Day of Prayer event beginning at 10:00 am.

Alan O'Meara-is an employee of the Dayton Power and Light Company. He has volunteered to serve as the ambassador to the City of Bellbrook. He said he will be attending the council meetings and is willing to help out with issues the city may have. Mr. O'Meara said he is looking forward to working with everyone.

Louis Schatzberg-4082 Ridgetop Dr.-Louis thanked the Mayor and Council for the proclamation designating May as Motorcycle Awareness month. He also drives the shuttle for the Sugar Maple Festival. He said you can pick up a shuttle at Bellcreek Intermediate School. He invited everyone out to the Sugar Maple Festival.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:39 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council