

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
October 8, 2018

CALL TO ORDER

Mayor Baird called the meeting to order at 6:30 pm.

ROLL CALL

Present were Mr. Forrest Greenwood, Mr. Darryl McGill, Mrs. Elaine Middlestetter and Mayor Bob Baird. Also present was City Manager Ms. Melissa Dodd.

Deputy Mayor Schweller was absent. Mrs. Middlestetter made a motion to excuse Mr. Schweller. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 4-0.

Mrs. Seger-Lawson was absent. Mrs. Middlestetter made a motion to excuse Mrs. Seger-Lawson. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 4-0.

Mr. Edwards was absent. Mr. McGill made a motion to excuse Mr. Edwards. Mr. Greenwood seconded the motion. The Clerk called the roll. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 4-0.

Mrs. Middlestetter made a motion to go into Executive Session at 6:33 pm to discuss the employment of a public official. Mr. McGill seconded the motion. The Clerk called the roll. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 4-0.

Being no further business, the Executive Session ended at 6:51 pm.

FORMAL APPROVAL OF MINUTES

After polling members of City Council, as there were no corrections or additions to the regular meeting minutes of September 24, 2018, Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

Karen Puterbaugh of the Greene County Council on Aging provided the Mayor and Council with information on her organization and the upcoming levy renewal on the November ballot. Mayor Baird expressed his appreciation for having the senior center located within the community. Ms. Puterbaugh also noted that Medicare open enrollment begins on Monday and how important it is to review your plan.

Beth Rubin of the Greene County Department of Job and Family Services provided the Mayor and Council with information on Children's Services and the upcoming levy renewal on the November ballot.

Mayor Baird read a Proclamation declaring October Domestic Violence Awareness Month. Mrs. Middlestetter added that the Greene County Family Violence Prevention Center was chosen by the

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Allstate Foundation to be one of only 6 organizations in the state to be a participant in the Purple Purse Challenge.

PUBLIC HEARING OF ORDINANCES

There were no public hearings this evening.

INTRODUCTION OF ORDINANCES

There were no ordinances introduced this evening.

RESOLUTIONS

Mayor Baird **read Resolution 2018-FF** A Resolution Honoring Retiring Police Officer Robert Loudermilk.

Mr. McGill made a motion to **adopt Resolution 2018-FF**. Mrs. Middlestetter seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 4-0.

Chief Doherty recognized Officer Loudermilk and thanked him for his service. He then asked Officer Loudermilk to join him at the podium and presented him with a plaque recognizing his time with the department as well as a retiree badge.

Officer Loudermilk reflected on his career and history within the community. He also expressed his thanks to Council, Chief Doherty and his coworkers at the Bellbrook Police Department.

Mayor Baird expressed his thanks for his service and his dedication to Bellbrook.

Mr. Greenwood recognized Officer Loudermilk's long and successful career with the City of Bellbrook. He also thanked Officer Loudermilk for his service and wished him an enjoyable retirement.

Mr. McGill recognized his professionalism and abilities as a police officer.

Mrs. Middlestetter thanked Officer Loudermilk for his dedicated service.

Mr. Greenwood **read Resolution 2018-GG** A Resolution Presenting Officer Loudermilk with his Service Weapon and Providing for a Release of Claims Relating to Said Weapon.

Mr. Greenwood made a motion to **adopt Resolution 2018-GG**. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 4-0.

Officer Ruble presented Officer Loudermilk with his service weapon as a symbol of what has brought himself safety as an officer as well as the safety of the citizens of Bellbrook. It is also a token of appreciation from the citizens of Bellbrook along with his fraternal brothers and sisters in blue.

Mayor Baird thanked Officer Loudermilk again for his service.

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CITY MANAGER REPORT

Interviews were completed for Fire Lieutenant and Jon Nickerson was selected. He will be sworn in at the next Council meeting. A full time internal position has been posted to fill the position vacated by Lieutenant Nickerson.

The position of Administrative Assistant – Finance has been filled which was vacated by Jami Kinion who was also Clerk of Council. The position was filled by Melissa Jones who was our Code Enforcement Officer. The search is still being conducted for the next Clerk of Council.

Ms. Dodd met with representatives from Piqua and Tipp City to learn more about their experiences with Heritage Ohio and being a downtown Mainstreet program member.

Ms. Dodd attended a seminar on Ohio PACE financing which is a program used to finance energy efficient improvements. The funding for the improvements is applied as a special assessment onto the property's taxes.

The Comprehensive Plan update is still continuing. Devon Shoemaker of Greene County Regional Planning is now leading the charge. The Planning Board will meet this Thursday at 6pm to talk about visioning ahead of the next meeting which will be the community meeting. It will be held on November 5th at 7pm at the Community Center within the Bellbrook Sugarcreek Parks District office. The meeting will be interactive to gather input on the future of Bellbrook.

Ms. Dodd will be attending the Heritage Ohio Conference at the end of October along with Planning Board Chair Dr. Dave Van Veldhuizen as well as Mr. McGill. The next Council meeting will be held on October 29th due to the Heritage Ohio Conference being held at the regularly scheduled Council meeting date.

COMMITTEE REPORTS

Service: No Report.

Safety: Mr. Greenwood noted the Fire Department Open House will be held on the 9th from 6-8pm. There will be a number of events held for young and old alike. He also thanked everyone for supporting the recent fire levy.

Finance/Audit: No Report.

Community Affairs: Mrs. Middlestetter reminded folks of Halloween in the Park on Saturday, October 20.

OLD BUSINESS - none

NEW BUSINESS

Mayor Baird noted that we are looking for a new Clerk of Council due to the resignation of Jami Kinion. He also thanked Ms. Kinion for her service. With the vacancy being created, an interim Clerk of Council

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needs to be designation. A motion was made by Mr. McGill to appoint Melissa Dodd as Interim Clerk of Council. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 4-0.

A draft resolution was presented to Council for a grant submission to the Miami Valley Regional Planning Commission for a bridge project. Ms. Dodd explained that grant submissions are being solicited by Miami Valley Regional Planning Commission for the Transportation Alternatives Program. The application is due on October 10 by 1pm and in order to apply a draft resolution needed to be presented to Council. The application is for a pedestrian walkway to be added to West Franklin Street across the bridge and connecting the two sidewalks on the west and east sides of the bridge. There was a previous proposal in 2009 to add a separate bridge as a solution. It was determined after meeting with the engineers that this solution would make the most sense given the width of the bridge. This project would also include the removal of the guardrail and installation of a new concrete sidewalk and curb as well as a mid-block crosswalk. This is an area noted in our walkability study that MVRPC was involved in as well. The project is currently scored at 42 points which gives it a higher likelihood of being funded. The total project costs were revised and are now estimated at \$548,000. The maximum amount of federal funds available is \$350,000. The local match would be \$198,000. The project would be awarded with a start date of 2024/2025. OPWC funding could be available for the local match but would not be available to be applied for until two years before the project start date. If council is supportive, the application can be submitted with a formal resolution to follow at the next Council meeting.

Mayor Baird indicated his support and noted that the Finance Committee should look at this. Without them being present at this meeting, perhaps that could be done in a work session. He also noted that he would like a better drawing than what is being presented to understand the project.

Mr. McGill noted the previous approach of adding a separate structure. He indicated his support of the project. He also noted his concerns of pedestrians being unprotected currently by those driving into the striped lane.

Mrs. Middlestetter mentioned that there is currently trouble turning left onto Little Sugarcreek when traveling eastbound and that needs to be addressed as well. She echoed the need for the pedestrian walkway.

Mr. McGill stated that it is a reasonable plan that fits into the 725 corridor plan.

Mayor Baird indicated that it will be interesting to see how the project fits into the Comprehensive Plan.

Mr. Greenwood stated this is a very worthwhile project and one of the most problematic areas for safety. Mr. Greenwood asked if the application would be able to change after the submission. Ms. Dodd noted that there could not be substantial changes made to the proposal. She noted that the engineers and staff all agreed that this option made the most sense.

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OPEN DISCUSSION

Staci Turner of 3980 Locust Bend Drive spoke of the awareness of annexation and the possibility of a merger. She asked Council where things stand in terms of a merger.

Mayor Baird informed Ms. Turner of the process and indicated that it starts with the citizens.

Mayor Baird also gave historical information on the last two merger attempts and discussed the types of annexations and impacts.

Ms. Turner indicated that she is organizing residents of both Bellbrook and Sugarcreek in November to discuss the topic of merging. She then outlined the need for either a new levy or income tax. Mayor Baird then discussed levies and the issues with replacing them.

Ms. Turner noted the increased support of merging due to the Cornerstone development.

Mayor Baird outlined some of the complexities and considerations that would need to be looked at related to merging. He also offered to come and talk to the group that will be meeting. He spoke to the issues regarding development and the limited abilities to influence development on the part of the City.

Ms. Turner noted that annexation would be prevented with a merger. Mayor Baird stated that annexation would not be an option for three years after a merger.

Ms. Turner expressed her concern for the capacity of the schools with all of the development.

Mrs. Middlestetter spoke to an issue at the state level on annexation that is forthcoming.

Mr. McGill would like to learn more about the costs associated with a merger.

Ms. Turner indicated that the group she is organizing is trying to look at all of the options and which make the most sense.

Mr. Greenwood stated that it is a good thing to look at but that it is complex.

Ms. Turner outlined that the meeting is scheduled for November 7th at 7:00 pm at the High School.

Louie Schatzberg of 4082 Ridgetop Drive spoke to the merger study and the fact that the fire, police and service departments of both jurisdictions are both lean and there is not enough duplication to realize much savings. The cost of the roads and bridges would also be an issue with merging. Mr. Schatzberg also thanked Council for honoring Officer Loudermilk.

Trish Evans of 4051 Clarkston Drive offered her concerns related to a merger. She asked if shoestring or flagpole annexations have been considered instead. Ms. Evans questioned different mechanisms

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that could be put in place to stop or slow development. She also noted development's effect on the schools.

Mayor Baird spoke to the limitations on regulating development based on what the surrounding areas look like.

Ms. Evans inquired about annexation possibilities for Bellbrook. Mayor Baird outlined the fact that any potential annexed properties would need to be contiguous to the City.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 8:08 pm.

Robert L. Baird, Mayor

Melissa J. Dodd, Interim Clerk of Council