

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
January 14, 2019

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

Mrs. Middlestetter made a motion to go into executive session at 6:00 pm to discuss Personnel Matters (Employment and Compensation of a Public Employee). Mr. McGill seconded the motion. The Clerk called the roll: Mrs. Middlestetter, yes; Mr. McGill, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Being no further business, the executive session ended at 6:45 pm.

CALL TO ORDER

Mayor Baird called the meeting to order at 7:00 pm. The mayor announced that prior to the council meeting the council met in executive session to discuss personnel matters. There will be more to announce on that at the next council meeting.

ROLL CALL

Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Deputy Mayor Schweller, yes; Mayor Baird, yes.

FORMAL APPROVAL OF MINUTES

After polling members of City Council, as there were no corrections or additions to the regular meeting minutes of December 10, 2018, Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

Mayor Baird was pleased to announce two promotions. He welcomed Ryan Pasley to the meeting and congratulated him on his promotion to Service Director. Ryan has worked for the city of Bellbrook for 23 years. He is taking over for Dale Wilson who was in the position for 39 years.

Ryan Pasley introduced Jerry Burgan who was promoted to Foreman. Jerry has been with the Service Department for 33 years. The council thanked both men.

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Mr. Baird applauded the Service Department's hard work following the 12 inches of snow that fell on Saturday and Sunday. The forecast of another large storm this coming weekend requires preparation. Mr. Baird asked Mr. Pasley to let the rest of the snow removal team know how much their hard work and long hours are appreciated. He opined that anytime he had to go outside of the city of Bellbrook, the road conditions were much worse than ours.

Mrs. Seger-Lawson asked if we had enough salt for the winter. Mr. Pasley answered that an order was being placed tomorrow to restock. This was the planned purchase of salt. The cost is \$87.00 per ton versus last year cost of \$48.00.

Mr. Greenwood asked if the city has considered alternates to salt. Mr. Pasley explained that some municipalities pretreat with things like beet juice. Bellbrook does not pretreat because the service crews are quick enough to handle winter weather conditions as they happen. Plus, the cost of the equipment to pretreat is prohibitive.

INTRODUCTION OF ORDINANCES

Mrs. Middlestetter read **Ordinance 2019-1 An Ordinance Amending Article 3, Section 3.02 "Definitions" of the Bellbrook Zoning Code.** This ordinance adds definitions of Brewpub, Microbrewery, Microwinery, Microdistillery, and Taproom/Wine bar to the zoning code.

City Manager Dodd explained that the four ordinances being introduced are all related to the different kinds of establishments; brewpubs, microbreweries, microdistilleries, microwineries, and tap rooms/wine bars. The ordinances define the kinds of business and whether they are permitted-use or conditional-use in Bellbrook. Any larger business like the micro-breweries, micro-distilleries, and micro-wineries would fall under conditional use regulations and would have to go before the Planning Board and have to meet certain requirements. The last ordinance is about off-street parking if any of these businesses were to be built downtown. This updates the zoning code if any of these types of businesses were to want to open in Bellbrook.

Mayor Baird stated that more discussion on this topic will take place during the public hearing on these ordinances.

Mrs. Middlestetter made a motion to introduce **Ordinance 2019-1.** Mrs. Seger-Lawson seconded the motion. The clerk called the roll. Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood; Mr. McGill, yes; Mr. Schweller, yes; Mr. Baird, yes. The motion passed 7-0.

Mr. Edwards read **Ordinance 2019-2 An Ordinance Amending Article 12, Section 12.02 "Permitted Principal Uses" of the Bellbrook Zoning Code.** This ordinance adds brewpubs, taprooms

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and wine bars to the types of businesses included in Permitted Principal Uses section of the zoning code.

Mr. Edwards made a motion to introduce **Ordinance 2019-2**. Mr. McGill seconded the motion. The clerk called the roll. Mr. Edwards, yes; Mr. McGill, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mr. Baird, yes. The motion passed 7-0.

Mr. McGill read **Ordinance 2019-3 An Ordinance Amending Article 12, Section 12.02 “Conditional Uses” of the Bellbrook Zoning Code**. This ordinance adds microbreweries, microwineries and microdistilleries the zoning code.

Mr. McGill made a motion to introduce **Ordinance 2019-3**. This was seconded by Mr. Schweller. The clerk called the roll. Mr. McGill, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Baird, yes. The motion passed 7-0.

Mr. Greenwood read **Ordinance 2019-4 An Ordinance Amending Article 18, Section 18.16 “Off Street Parking Regulations” of the Bellbrook Zoning Code**. This ordinance defines the amount of off-street parking required for taprooms, wine bars, brewpubs, microbreweries, microwineries, and microdistilleries.

Mrs. Dodd explained that this would only be in effect for any new building.

Mr. Greenwood made a motion to introduce **Ordinance 2019-4**. Mr. McGill seconded the motion. The clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mr. Edward, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mr. Baird, yes. The motion passes 7-0.

RESOLUTIONS

Mr. Schweller read **Resolution 2019-A A Resolution Authorizing the City Manager/Finance Director to File with the Greene County Auditor Requests for Advances of Taxes Collected**. Mr. Schweller explained that this is a resolution that is made each year

Mayor Baird asked for a motion to adopt the resolution. Mr. Schweller made a motion to adopt **Resolution 2019-A**. 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; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Mrs. Seger-Lawson read **Resolution 2019-B A Resolution Authorizing the City Manager to Include the Position of Planning and Zoning Assistant Into the Pay Scales of the City of Bellbrook**.

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The City Manager explained that this is not a new position. The current organizational chart included four administrative assistants, one of which was for planning and zoning. But the role requires a different set of skills. This resolution removes the position of Administrative Assistant/Planning and Zoning and creates a Planning and Zoning Assistant using the attached pay scale.

Mayor Baird asked for a motion to adopt the resolution. Mrs. Seger-Lawson made a motion to adopt **Resolution 2019-B**. Mr. Schweller seconded the motion. The clerk called the roll. Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 7-0.

CITY MANAGER REPORT

City Manager Melissa Dodd recognized the promotions of Mr. Pasley and Mr. Burgan and added that they are both doing a great job. They make a dynamic duo.

Michaela Grant, an intern from Wright State, started working in the administrative office today. Ms. Grant is going into the MPA program in September. Mrs. Dodd is excited and has many projects in mind for Ms. Grant which will give her valuable experience.

The Comprehensive Plan first draft is almost complete and will be going presented to the Planning Board later this month. Barring any major changes, it could be coming to City Council in February.

The Franklin Street bridge project is moving forward. At the March 7 board meeting the MVRPC will decide if the city will be getting funding from them. We found out last week that a hydraulic study is not required. This saves a couple of thousand dollars. The pedestrian improvements will make that street safer.

Mr. Schweller asked if the 2018 year-end financial reports were ready for the auditor. Mrs. Dodd explained that we are still closing out the year but this will be ready soon.

COMMITTEE REPORTS

Service: Mrs. Seger-Lawson congratulated the service department on doing such a good job recently dealing with the weather events. The public asked to not park on street so that the road crews can get them cleared.

Safety: Mr. Greenwood added that, in addition to keeping parked cars off of the streets, it is helpful for residents with fire hydrants to shovel them out for safety reasons.

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Mr. Edwards told how he understands from experience that it can be a hassle when you have cars that are normally parked on the street. But for everyone's safety residents need to keep the streets cleared for both the service crews and emergency vehicles.

Finance/Audit: Mr. Schweller was happy to report that the council did not spend any money tonight.

Community Affairs: Mrs. Middlestetter reported that the committee had heard back from board members about their desire to serve additional terms. There are three new applicants who will be interviewed by the committee. Recommendations will be made at the next City Council meeting.

OLD BUSINESS – none

NEW BUSINESS

Clerk of Council Timmons reported receiving notification from the Ohio Liquor Control Department concerning a change of ownership of the Bellbrook Drive Thru. The Police Department reports no issue with the business.

The Council members will remain on the same committees for 2019.

There is one opening as the alternate to Greene County Regional Planning Committee. A motion was made by Mayor Baird to appoint Mr. McGill. This was seconded by Mrs. Middlestetter. The clerk called the roll. Mr. Baird, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, abstained; Mrs. Seger-Lawson, yes; Mr. Schweller, yes. The motion passed 6-0.

OPEN DISCUSSION

All of the council members thanked the service department for their hard work during and after these weather events.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:32 pm.

Robert L. Baird, Mayor

Pamela Timmons, Clerk of Council