

RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

March 14, 2016

PRESENT: Mr. Nick Edwards
Mr. Jon Martin
Mrs. Elaine Middlestetter
Mrs. Dona Seger-Lawson
Deputy Mayor Mike Schweller
Mayor Bob Baird

ABSENT: Mr. Forrest Greenwood

This is a summary of the City Council meeting held on Monday, March 14, 2016. Mayor Baird called the meeting to order at 7:00 pm and the Clerk called the roll.

Mr. Greenwood was absent. **Mr. Martin moved to excuse Mr. Greenwood.**

Mr. Edwards seconded the motion. The Clerk called the roll: Mr. Martin, yes; Mr. Edwards, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion was carried 6-0.

After polling members of City Council, as there were no corrections or additions to the **regular meeting minutes of February 22, 2016**, Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

The Mayor presented Certificates of Appreciation to Volunteer Bellbrook Participants: the Bellbrook Community Church and Mr. Louis Schatzberg. Mr. Schatzberg has helped elderly neighbors with snow removal and various other property maintenance issues. The Bellbrook Community Church has helped elderly residents with property maintenance projects. They have hosted Community forums presented by the Bellbrook Police Department too. The Mayor thanked the Volunteers for serving the residents of Bellbrook.

Jonathon Jaquish spoke about his proposed Eagle Scout project for the Bicentennial. The project is an entry sign which will be located at Petrikis Park. The sign will be 3 foot tall wood numbers showing "1816-2016". In the center will be a 4 foot tall metal sign with the Bicentennial Logo. The City will purchase the center piece. Jonathon plans to have the sign up the second week in April until the end of October. Mr. Schlagheck asked Council to waive the sign ordinance for this sign. Mrs. Middlestetter **made a motion to waive the sign ordinance from April 1st to November 1st**. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll: Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Martin, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

Next, it was discussed that for the first time alcohol will be served at the Sugar Maple Festival. Craft beer will be sold on Friday and Saturday night during the festival. The Festival needs to apply for a temporary liquor permit. The craft beer will be served from a tent near the Brookside Garage and

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customers will be permitted to have the beer on North Main Street between Franklin Street and Walnut Street. The Festival Committee will be responsible for maintaining the boundaries of the event. The permit application requires the signature of the property owner which is the City of Bellbrook. Prior to signing the application, Mr. Schlagheck wanted to review the proposal with Council to ensure their understanding of the event

PUBLIC HEARING OF ORDINANCE

Mr. Martin read **Ordinance 2016-2** An Ordinance Amending Part Four-Traffic Code of the Bellbrook Municipal Code. After a thorough review, it was determined that many of the sections within the Traffic Code are exact duplicates of Ohio Revised Code sections. By using the Ohio Revised Code instead of the Bellbrook Municipal Code, the City avoids certain cost for prisoners. The City also receives less fine revenue, but all fine revenue is sent back to Xenia for court costs anyway. Being a public hearing, Mayor Baird opened up for public comments

Mr. Dahling, 1839 Sugar Maple Place, was asking about researching Bellbrook laws. He wanted to know how someone would know that this was turned over to the State. Mr. Schlagheck said there will be a link on our website that will go to the Ohio Revised Code.

Seeing no comments from the public the Mayor closed the public hearing and asked for a motion. **Mr. Martin made a motion to Adopt Ordinance No. 2016-2**. Mr. Edwards seconded the motion. The Clerk called the roll. Mr. Martin, yes; Mr. Edwards, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

INTRODUCTION OF ORDINANCE

Mr. Edwards read **Ordinance 2016-3**. An Ordinance Amending Certain Sections of the City of Bellbrook Zoning Code to include Regulations for Transient Rentals. This ordinance was drafted in response to a complaint received about a property in a residential area that was being rented out on Airbnb. It was rented out on a short term basis. This ordinance would restrict those rentals in one family, two family, multifamily and planned development areas. This Ordinance is set for public hearing for the March 28th Council meeting.

Mr. Edwards made a motion to introduce Ordinance No. 2016-3. Mr. Schweller seconded the motion. The Clerk called the roll: Mr. Edwards, yes; Mr. Schweller, yes; Mr. Martin, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion was carried 6-0.

RESOLUTIONS

Mrs. Seger-Lawson read **Resolution No. 2016-L** A Resolution Authorizing the City Manager to enter into a contract with National Gunite for the Marcia Drive Culvert Rehabilitation Project. This project was included in the 2016 budget. This culvert goes under Marcia Drive between Ridgetop Drive and Beechwood Drive. National Gunite will put a two inch concrete lining around the entire inside of the existing culvert. This will keep the old corrugated pipe from collapsing in the future.

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Mrs. Seger-Lawson made a motion to adopt Resolution No. 2016-L. Mrs. Middlestetter seconded the motion. The Clerk called the roll: Mrs. Seger-Lawson, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Martin yes; Mr. Schweller yes; Mayor Baird, yes. The motion was carried 6-0.

CITY MANAGER REPORT

Mr. Schlagheck said he is in the process of getting the banners in place before the Sugar Maple Festival. DP&L must inspect each pole for a fee of \$95 per pole. He is hopeful that a few banners can be in place before the Sugar Maple Festival.

COMMITTEE REPORTS

Service: No Report.

Safety: No Report

Finance/Audit: No Report.

Community Affairs: The Community Affairs Committee met and interviewed residents on February 25. The Committee made the following recommendations: James Day and Jacqueline Greenwood both to serve on the Village Review Board.

Mrs. Middlestetter made a motion to appoint Mr. James Day (term expires 1-31-19) and Mrs. Jacqueline Greenwood (term expires 1-31-18) to the Village Review Board. Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Martin, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0. Mrs. Middlestetter said there is still one opening on the Historical Museum Board.

NEW BUSINESS

The Plantation Trail Culvert Replacement Project is included in the 2016 budget. Ohio Public Works Commission grant funding for the project will be available July 1, 2016. The engineer has been developing the project specifications with the intent of soliciting bids to be awarded when the grant funding is available. To accomplish this, a motion from Council authorizing the bidding of the Plantation Trail Culvert Replacement Project is required.

Mr. Martin made a motion authorizing the bidding of the Plantation Trail Culvert Replacement Project. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll: Mr. Martin, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mrs. Middlestetter, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion was carried 6-0.

OPEN DISCUSSION

Mr. Edwards was asking if the City will need to purchase more road salt in April. Mr. Schlagheck said they are working through the contract now.

Mr. Martin and Mrs. Middlestetter wanted to thank the Volunteers.

Mrs. Seger-Lawson wanted to encourage residents to come to the Public Hearing for Ordinance 2016-3, Transient Rentals on March 28th.

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Mr. Schweller thanked the City Manager and City Staff for the grant funding for the Plantation Trail Culvert Replacement Project. Since Bellbrook does not have an income tax, funding is limited Mayor Baird encouraged everyone to get out and vote tomorrow, March 15th.

Mr. Dahling, 1839 Sugar Maple Place- He is at Council tonight with his neighbors from Highview Terrace. The street he lives on is scheduled to be connected to another street; he and his neighbors are against it. He had two requests: first, they would like to be notified about any discussions about this and second, they want Council to help them with an alternative such as a gate or a cul-de-sac. Mr. Schlagheck said first the City needs to receive the revised preliminary plan from the developer, Mr. Clemens and his engineer. Mr. Clemens has proposed abandoning River Birch Court in the revised preliminary plan. Mr. Schlagheck said if you eliminate River Birch Court and don't have a way to connect to the Landings at Sugarcreek, it becomes a public safety issue. School buses, fire trucks, emergency vehicles and trash trucks could not get through. The City's intent has always been for the road to go through to the adjoining development. Mr. Schlagheck explained the process for approval of the revised preliminary plan. Once the revised preliminary plan is received, it will go to the Planning Board and they will hold a public hearing. Mr. Schlagheck said he would make sure that everyone in Highview Terrace receives notice of the public hearing. Once the Planning Board public hearing has been completed, the revised preliminary plan will have a public hearing with City Council.

James Spangler, 1842 Sugar Maple Place-He wanted to address the emergency access. He said a simple solution would be a break a way gate. The residents in the community along with Mr. Clemens would be fine to finance that. Mr. Spangler asked if the main concern was safety access. Mr. Schlagheck said yes.

Brad Leonard, 1765 Sugar Maple Place-He loves where he lives and wants to keep what they have nice and safe. He is looking forward to the future meetings.

Beverly Hyman, 1775 Sugar Maple Place- Not only is it going to be dangerous for their street but the entire new development.

Kevin Carter, 1829 Sugar Maple Place-Bellbrook appealed to him because of the school district, beautiful community and safety of where they live. He just wanted it documented that he was here and cares. He appreciates Councils time and interest in what they have to say.

Douglas Pund, 1867 Sugar Maple Place-He is a builder and he is mostly concerned about the high school students driving through the community at 75 miles an hour. He is concerned about the business aspect too. He wants to make sure they are informed of any hearings. Mr. Schlagheck ensured him that they would be notified.

Mark Alfes, 1782 Sugar Maple Place-The people in his neighborhood have paid a lot of money for their homes. The new development homes are not in the same category. He too is concerned about safety. He said it is already a runaway. He said it would be better with a cul-de-sac or a break a way gate. He would like to see speed bumps there now due to the hill.

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Douglas Pund, 1782 Sugar Maple Place-He wanted to know what they would have to do to make Highview Terrace their own private community with private streets. Mr. Schlagheck said he would need to do some research.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 8:25 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council