

# RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

March 28, 2016

**PRESENT:** Mr. Nick Edwards  
Mr. Forrest Greenwood  
Mr. Jon Martin  
Mrs. Elaine Middlestetter  
Deputy Mayor Mike Schweller  
Mayor Bob Baird

**ABSENT:** Mrs. Dona Seger-Lawson

This is a summary of the City Council meeting held on Monday, March 28, 2016. Mayor Baird called the meeting to order at 7:00 pm and the Clerk called the roll.

Mrs. Seger-Lawson was absent. **Mr. Edwards moved to excuse Mrs. Seger-Lawson.**

Mrs. Middlestetter seconded the motion. The Clerk called the roll: Mr. Edwards, yes; Mrs. Middlestetter, yes; Mr. Greenwood, yes; Mr. Martin 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 **work session and regular meeting minutes of March 14, 2016**, Mayor Baird declared the minutes approved as written.

## **MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST**

The Mayor swore in James Day (term expires 1-31-19) and Jacqueline Greenwood (term expires 1-31-18) to serve on the Village Review Board.

The Mayor thanked them for serving on this board.

## **PUBLIC HEARING 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. The Planning Board recommended these amendments after they held a public hearing on January 13<sup>th</sup>. 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 eliminate transient rentals in residential zoning districts. The City has identified a need to regulate transient rentals in the City based on immediate and direct threat to public safety. This ordinance would also protect property values. Seeing this is a public hearing, Mayor Baird opened up for public comments.

**Jackie Greenwood, 42 South West St.**-She said that there will be ways to avoid this law if property owners desire.

**Jeremy Mudd, 2118 S Lakeman Dr.**-Mr. Mudd is the original complainant and lives next door to the house that is rented using Airbnb. It took them a while to figure out what was going on at the property. This has been going on since the end of last summer. He estimated that 35 different groups of guest have been at the house. The majority of the guests have been okay but other guests have not been. There was a large college fraternity party. During that weekend party, there was a lot of foul language, glass breaking and fights in the yard. Trash is also a big problem. The house does not

# RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

March 28, 2016

have a trash can large enough to accommodate all of the trash, so trash is all over the place. Mr. Mudd said the Airbnb house is also listed as non-smoking but some of the guests do smoke and several of them dispose of their cigarette butts in his yard. Mr. Mudd also said that they did try to contact the owner of the property but he was told to mind his own business. Mrs. Middlestetter asked how it would help this situation if this does pass tonight. Mr. Schlagheck said the property owner would be contacted and would be told that an ordinance was passed and transient rentals are not permitted in this residential district.

Seeing no further comments from the public the Mayor closed the public hearing and asked for a motion. **Mr. Martin made a motion to Adopt Ordinance No. 2016-3.** Mr. Edwards seconded the motion. The Clerk called the roll. Mr. Martin, no; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mr. Schweller, yes; Mayor Baird, no. The motion carried 4-2.

Mayor Baird recused himself from voting and any discussion on **Ordinance 2016-4**

## INTRODUCTION OF ORDINANCE

Mrs. Middlestetter read **Ordinance 2016-4.** An Ordinance Authorizing the City Manager to Enter into an Agreement for Electric Generation Supply with a Competitive Retail Electric Service Provider. The City has been part of a group of municipalities that have jointly purchased electric supply since 2011. This ordinance authorizes the City Manager to execute a new agreement when it is finalized. This ordinance is set for public hearing on April 11<sup>th</sup>.

**Mrs. Middlestetter made a motion to introduce Ordinance No. 2016-4.** Mr. Martin seconded the motion. The Clerk called the roll: Mrs. Middlestetter, yes; Mr. Martin, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Deputy Mayor Schweller, yes. The motion was carried 5-0.

## CITY MANAGER REPORT

Mr. Schlagheck talked with Council about taglines. He had the designer place a couple of the taglines that Council had chosen into the logo design. Mr. Schlagheck said that if we chose to go with taglines, not every vehicle or sign would have the tagline. Mr. Schlagheck said that the primary place would be on entry signs into the City. Council did agree they do want a tagline. They chose to go with "Small Town Friendly". Next, Mr. Schlagheck shared with Council that the Planning Board has scheduled a public hearing for the revised preliminary plans for High View Terrace. The meeting will be held on April 12 at 6:00 pm in the Council Chambers. He said the all of the residents of High View Terrace will get notice of this hearing. Also, Sugarcreek Township has requested a joint meeting. The date is Monday, May 16<sup>th</sup> at 5:30 pm. Lastly, Mr. Schlagheck told Council that the Marcia Drive Culvert Project was done. The contractor stated they had an opening on their schedule. They did eliminate the \$1,500 mobilization cost since we permitted them to do the project on short notice.

## COMMITTEE REPORTS

**Service:** No Report.

**Safety:** No Report

**Finance/Audit:** No Report.

# RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

March 28, 2016

**Community Affairs:** The Community Affairs Committee met and interviewed a resident on March 28. The Committee made the recommendation to appoint Mr. Arthur Neff to serve on the Historical Museum Board of Trustees.

**Mrs. Middlestetter made a motion to appoint Mr. Arthur Neff (term expires 12-31-19) to the Historical Museum Board of Trustees.** Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. Martin, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

## **NEW BUSINESS**

The Upper Bellbrook Water Tower Repainting Project is included in the 2016 budget. The engineering firm has completed the project specifications and is ready to publish for competitive bids. To accomplish this, a motion from Council authorizing the bidding of the Upper Bellbrook Water Tower Repainting Project is required.

**Mr. Schweller made a motion To Authorizing bidding for the Upper Bellbrook Water Tower Repainting Project.** Mr. Martin seconded the motion. The Clerk called the roll: Mr. Schweller, yes; Mr. Martin, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion was carried 6-0.

## **OPEN DISCUSSION**

Mr. Edwards was asking about the media article regarding the man hunt for the individual that was breaking into cars in the Locus Bend area. He wanted to know if the person was ever apprehended. Mr. Schlagheck said they did not apprehend the individual. He was on a bicycle which was abandoned. They did retrieve the stolen property and it was returned to the owners. The vehicles that were broken into were unlocked vehicles.

Mr. Schweller thanked the Citizens that have filled the City boards. All City Boards are now full.

## **ADJOURN**

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 8:05 pm.

---

Robert L. Baird, Mayor

---

Jami L. Kinion, Clerk of Council