BELLBROOK CITY COUNCIL AGENDA
January 22, 2018

6:00 pm Executive Session-Personnel Matters (Employment and Compensation of a Public Employee)

7:00 pm-Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Formal Approval of the City Council Executive Session and Regular Meeting Minutes of January 8, 2018.
5. Mayor’s Announcements/Special Guest
6. Public Hearing of Ordinances
7. Introduction of Ordinances
8. Resolutions
   Resolution 2018-E A Resolution to Proceed to Levy a Tax in Excess of the Ten Mill Limitation. (McGill)
   Resolution 2018-F A Resolution Accepting the Bid Submitted by Brackney, Inc. for the Upper Hillside Water Main Improvement Project and to Authorize the City Manager to Enter into a Contract in Connection Therewith. (Greenwood)
   Resolution 2018-G A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Two. (Middlestetter)
   Resolution 2018-H A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Pick-up Trucks for the City of Bellbrook. (Seger-Lawson)
   Resolution 2018-I A Resolution Directing the Greene County Auditor to Enter the Delinquent Cost of Unpaid Water Bills on the Tax Duplicate for the Properties Attached Hereto. (Edwards)
   Resolution 2018-J A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Police Vehicles for the City of Bellbrook. (Schweller)

9. City Manager’s Report
10. Committee Reports
    A. Service
    B. Safety
C. Finance/Audit
   • Accept 12/31/2017 Quarterly Financial Update
D. Community Affairs

11. Old Business
12. New Business
   • Accept Resignation of the City Manager effective March 16, 2018
13. Open Discussion
14. Adjourn
PRESENT:  Mr. Nick Edwards
          Mr. Forrest Greenwood
          Mr. Darryl McGill
          Mrs. Elaine Middlestetter
          Mrs. Dona Seger-Lawson
          Mr. Mike Schweller
          Mayor Bob Baird

This is a summary of the City Council Executive Session held on January 8, 2018 at 5:30 pm to discuss Personnel Matters (Employment and Compensation of a Public Employee).

Mrs. Middlestetter made a motion to enter into Executive Session at 5:31. Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0

Mrs. Middlestetter made a motion to exit Executive Session at 6:30 pm. Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

Following the Executive Session, a Work Session was held to discuss Council Committee assignments for 2018.

Being no further business the Work Session ended at 6:45 pm.

________________________________________
Robert L. Baird, Mayor

________________________________________
Jami L. Kinion, Clerk of Council
This is a summary of the City Council meeting held on Monday, January 8, 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 work session and regular meeting minutes of December 11, 2017, Mayor Baird declared the minutes approved as written.

**MAYOR’S ANNOUNCEMENTS/SPECIAL GUEST**

**PUBLIC HEARING OF ORDINANCES**

**INTRODUCTION OF ORDINANCES**

Mr. McGill read Ordinance 2018-1 An Ordinance Submitting Charter Amendments to the Electors of the City of Bellbrook at the General Election to be Held November 6, 2018. This ordinance would authorize the submission of a charter amendment to the electors for a change in the minimum voting age for municipal elections to sixteen years of age. If a majority of Council agrees to the introduction of this ordinance, a public hearing will be held on January 22, 2018.

Mrs. Seger-Lawson asked if the City has to pay money to put this on the ballot. Mr. Schlagheck said yes, there are election costs along with a mailing to all registered voters in Bellbrook. The cost of this mailing could run $3,000-$4,000. If Council wishes, Mr. Schlagheck said this issue could be addressed at the next Charter Review Committee in 2023.

Mrs. Seger-Lawson said she is against lowering the voting age. She appreciates the high school students that came forward and want to be involved in local government. She said she thinks they can be involved and be heard by coming to Council meetings rather than going through this process.

Mr. Edwards said he would like to see it go to a public meeting. He would like to see what the electors have to say. He also appreciated the efforts of the high schoolers that brought this forward.

Mr. Greenwood said he is probably against it but he would like to see it go to a public hearing.
Mr. McGill said the individuals that brought this forward are very bright and are concerned about the future of politics. He said the Charter Review Committee is the best setting for this but he would like it to move forward to a public hearing.

Mrs. Middlestetter said the Charter Review is the ideal venue for this issue.

Mr. Schweller is opposed to this. He also said that the Charter Review Committee is the ideal place. He said the high schoolers did great work on this.

Mayor Baird said he has talked with several people on this and they are against this. He also said this should go through the Charter Review Committee.

Mr. Edwards made a motion to introduce Ordinance 2018-1. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. McGill, yes; Mr. Greenwood, yes; Mrs. Middlestetter, no; Mrs. Seger-Lawson, no; Mr. Schweller, no; Mayor Baird, no. The motion was denied 4-3.

RESOLUTIONS
Mr. Schweller read Resolution 2018-A A Resolution by the Council of the City of Bellbrook Requesting the County Auditor to Certify the Total Current Tax Valuation of the City of Bellbrook and the Dollar Amount of Revenue that would be Generated by a Specified Number of Mills. This resolution request a tax value certification form the Greene County Auditor for the proposed 1.75 mil fire levy for the May 2018 election. Mr. Schweller asked if these funds would go directly to the Fire Fund. Mr. Schlagheck said yes; these funds would be used entirely for fire purposes.

Mr. Schweller made a motion to adopt Resolution 2018-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; Mayor Baird, yes. The motion carried 7-0.

Mr. Edwards read Resolution 2018-B A Resolution Authorizing the City Manager/Finance Director to File with the Greene County Auditor Request for Advances of Taxes Collected. This allows the City to collect these taxes in advance which helps with cash flow.

Mr. Edwards made a motion to adopt Resolution 2018-B. 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; Mayor Baird, yes. The motion carried 7-0.

Mrs. Middlestetter read Resolution 2018-C A Resolution Approving the Combination of Lots #3, 4 & 18 at 22 South Main Street into a Single Lot and the Splitting of this Single Lot into Lots #3A and 18A. This lot split/lot combination was previously approved by the Planning Board in 2017. The owner of these lots requested this for resale purposes.

Mrs. Middlestetter made a motion to adopt Resolution 2018-C. Mr. Schweller seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mayor Baird, yes. The motion carried 7-0.
Mr. Greenwood read Resolution 2018-D A Resolution Authorizing the City Manager to Execute a Three Year Agreement between the City of Bellbrook and the Fire Captains, Fire Lieutenants, and Firefighter/Medics Represented by the International Association of Fire Fighters. This will authorize the City Manager to enter into a three year contract with the fire fighters union effective December 1, 2017. This contract also grants the employees a 2.75% increase for each of the three years. There were some contract language modifications to reflect the current situation also. The Mayor and Council thanked Mr. Schlagheck for negotiating this contract. This saves the City money.

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

CITY MANAGER REPORT
Mr. Schlagheck said since the last month, the City has had two fires. The extremely cold temperatures made it harder to extinguish the fires. The Police Officers are also out helping people in the very cold temperatures. Mr. Schlagheck said the Service Department employees spent six hours on Christmas Eve making sure the streets were safe. Mr. Schlagheck wanted to thank them for their efforts. He encouraged residents to also thank them when they see them out in the community.

COMMITTEE REPORTS
Service: Mrs. Seger-Lawson reminded residents to not park in the street during a snow event and to drive cautiously.

Safety: Mr. Greenwood wanted to reiterate what Mr. Schlagheck said about the Police, Fire and Service departments. He thanked them for doing a good job.

Finance/Audit: Mr. Schweller said we have a levy for fire services coming up on the May ballot. Since we don’t have an income tax, the levy is a method we have to pay for these services. Mr. Schweller said without an income tax, we need to pass these levies to maintain the services we have. He also said there will be more information about the levy soon.

Community Affairs:
Mrs. Middlestetter made a motion to reappoint the following Board Members with expiring terms. 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 carried 7-0.

Board of Zoning Appeals & Property Review Commission
• Philip Ogrod-February 1, 2018 to January 31, 2023

Village Review Board
• Jennifer Bowersock-February 1, 2018 to January 31, 2021
• Jacqueline Greenwood-February 1, 2018 to January 31, 2021

Historical Museum Board of Trustees
Mrs. Middlestetter also said there are two openings on the boards. The vacancies are on the Planning Board and the Historical Museum Board. Information about these openings is posted on the web site.

OLD BUSINESS

NEW BUSINESS

Mayor Baird said at the Work Session held earlier, Council decided not to make any changes in the current Committee assignments. Mayor Baird asked for a motion to approve these for 2018.

Mr. McGill made a motion to approve the Council Committee Assignments for 2018. 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 said it was also discussed at the Work Session to appoint a Deputy Mayor. The Mayor asked for a motion to appoint Mr. Schweller to serve as Deputy Mayor.

Mr. Edwards made a motion to appoint Mr. Schweller to serve as Deputy Mayor. Mr. Greenwood seconded the motion. The Clerk called the roll. Mr. Edwards, yes, Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, abstain, Mayor Baird, yes. The motion carried 6-0 with one abstention. The Mayor thanked Mr. Schweller for his continued service to the City.

The Mayor said at the Executive Session tonight, the annual evaluation of the City Manager took place. Mayor Baird said the City Manager’s goals and accomplishments were reviewed. The Mayor asked for a motion to approve a 3% pay increase and an 8% merit bonus for the City Manager/Finance Director.

Mr. McGill made a motion to approve a 3% pay increase and an 8% merit bonus for City Manager/Finance Director, Mark Schlagheck. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mrs. Seger-Lawson, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

OPEN DISCUSSION:

Mr. Edwards thanked Mr. Schlagheck for his work this past year. Mr. Edwards said it was a hard year and he wanted to thank Mr. Schlagheck for his efforts. Mr. Edwards also wanted to thank the Police, Fire and Service Department workers for their dedication and service to the City.

Mr. McGill thanked the Departments for the fabulous job they have done over the past couple of weeks due to the change in the weather.
Mrs. Middlestetter said Bellbrook has a good reputation for having cleared streets. She said we have cleared streets because the Service Department does a good job.

Mrs. Seger-Lawson said this cold weather has been record breaking and she thanked the employees that have to work out in it. She also thanked Mr. Schlagheck for all of his accomplishments this past year.

Mr. Schweller mentioned the winter picture that was on the city website. Mr. Schlagheck said it was taken by Don Buczek, Assistant to the City Manager. Mr. Schweller complimented Mr. Buczek on the picture. He also said it shows that the website is up to date. Mr. Schlagheck said that Mr. Buczek does a good job in maintaining the website.

Mayor Baird also thanked the Police, Fire and Service Departments for the good job they do.

**Ernie Havens-3291 Streamview Ct.** Mr. Havens came to the meeting tonight to tell Council about a new magazine he is starting, Bellbrook Sugarcreek Neighbors. The magazine will feature a local writer and local photographer. The magazine will be mailed to residents in Bellbrook and Sugarcreek Township. He said it will also offer a community calendar.

**Collin Campbell-2072 Portage Path** Collin is a Boy Scout in Troop 375. He is at Council to earn his Citizenship in the Community Badge. The Mayor thanked Collin for coming to the meeting tonight.

**ADJOURN**

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:56 pm.

____________________________________
Robert L. Baird, Mayor

____________________________________
Jami L. Kinion, Clerk of Council
City of Bellbrook

Resolution No. 2018-E

A Resolution to Proceed to Levy a Tax in Excess of the Ten Mill Limitation.

The City of Bellbrook, Greene County, Ohio, met in Regular Session on the 22nd day of January 2018, in Bellbrook City Council Chambers with the following members present:
Robert Baird, Mayor
Mike Schweller, Deputy Mayor
Nick Edwards, Council Member
Forrest Greenwood, Council Member
Darryl McGill, Council Member
Elaine Middlestetter, Council Member
Dona Seger-Lawson, Council Member

___________________ moved for the adoption of the following Resolution:

WHEREAS, the amount of taxes which may be raised within the ten mill limitation will be insufficient to provide an adequate amount for the necessary requirements of said City of Bellbrook, Greene County, Ohio.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That with two-thirds of all members elected thereto concurring, that it is necessary to levy a tax in excess of the ten mill limitation for the benefit of the City of Bellbrook for the purpose of providing and maintaining fire apparatus and buildings, or the payment of permanent, part-time, or volunteer firefighters to operate the same, including the payment of the firefighter employers’ contribution required under section 742.34 of the Revised Code, or the provision of ambulance, paramedic or other emergency medical services operated by a fire department at a rate not exceeding 1.75 mills for each one dollar of valuation, which amounts to thirty cents ($0.175) for each one hundred dollars ($100) of valuation for an addition of 1.75 mills to constitute a tax of 1.75 mills for a continuing period of time commencing in tax year 2018 and first collected in 2019.

Section 2. That the question of levying additional taxes be submitted to the electors of said City of Bellbrook at the general election to be held at the usual voting places within said City of Bellbrook on the 8th day of May 2018. The ballot shall be in the following form:

PROPOSED TAX LEVY (Additional)
CITY OF BELLBROOK

A Majority Affirmative Vote Is Necessary For Passage

An additional tax for the benefit of the City of Bellbrook for the purpose of providing and maintaining fire apparatus and buildings, or the payment of permanent, part-time, or volunteer firefighters to operate the same,
including the payment of the firefighter employers’ contribution required under section 742.34 of the Revised Code, or the provision of ambulance, paramedic or other emergency medical services operated by a fire department at a rate not exceeding 1.75 mills for each one dollar of valuation, which amounts to $0.175 for each one hundred dollars of valuation, for a five year period of time, commencing in tax year 2018, first due in calendar year 2019?

________________________ For the Tax Levy
________________________ Against the Tax Levy

Section 3. That said levy be placed upon the tax list of the current year after the February settlement next succeeding the election if a majority of the electors voting thereon vote in favor thereof.

Section 4. That the Clerk of this City of Bellbrook be and is hereby directed to certify a copy of this Resolution to the Board of Elections, Greene County, Ohio, immediately after its passage and notify said Board of Elections to cause notice of election on the question of levying said tax to be given as required by law.

Section 5. That this resolution shall take effect and be in force forthwith.

________________________ seconded the Motion and the roll being called upon its adoption, the vote resulted as follows:

Mr. Edwards ____
Mr. Greenwood ____
Mr. McGill ____
Mrs. Middlestetter ____
Mrs. Seger-Lawson ____
Deputy Mayor Schweller ____
Mayor Baird ____

Adopted this 22nd of January 2018.

______________________________
Robert L. Baird, Mayor

______________________________
Jami L. Kinion, Clerk of Council
Clerk Certification

I, Jami L. Kinion of the City of Bellbrook, Greene County, Ohio, certify this Resolution to be a true and correct copy of Resolution No. 2018-E, as adopted by the Council of the City of Bellbrook, Greene County, Ohio, and recorded in the official record of proceedings of the meeting held on January 22, 2018.
City of Bellbrook

Resolution No. 2018-F

A Resolution Accepting the Bid Submitted by Brackney, Inc. for the Upper Hillside Water Main Improvement Project and to Authorize the City Manager to Enter into a Contract in Connection Therewith.

WHEREAS, the City of Bellbrook advertised for bidders for the Upper Hillside Water Main Improvement Project according to specifications prepared by the City’s engineer; and

WHEREAS, Brackney, Inc. was the lowest and best bidder for the project.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the bid submitted by Brackney, Inc. for the Upper Hillside Water Main Improvement Project with a bid price of $1,166,510.50 is hereby accepted.

Section 2. That the City Manager is hereby authorized to do all things necessary to execute a contract with Brackney, Inc. as stated above.

Section 3. That this resolution shall take effect and be in force forthwith.

__________________________________________
Robert L. Baird, Mayor

__________________________________________
Jami L. Kinion, Clerk of Council
City of Bellbrook
Resolution No. 2018-G

A Resolution Approving the Record Plan for the Highview Terrace Subdivision, Section Three, Phase Two.

WHEREAS, the City of Bellbrook Planning Board, after a comprehensive review, granted approval on January 11, 2018 for the record plan for Section Three, Phase Two of the Highview Terrace Subdivision; and

WHEREAS, the City of Bellbrook Subdivision Regulations stipulate that the signing of the Record Plan must be approved by City Council.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That Section Three, Phase Two of the Highview Terrace Subdivision as shown on the final Record Plan is hereby approved for recording purposes.

Section 2. That the Mayor and Clerk of Council are authorized to affix their signatures to the Record Plan.

Section 3. That the developer shall file a copy of the Record Plan for recording in the office of the County Recorder following the date of final approval by the Planning Board and furnish the City with one print of the final recorded plat.

Section 4. That the approval of said Record Plan for recording purposes does not constitute the final acceptance of the proposed streets shown thereon as public streets or the acceptance of the dedication of any other public lands.

Section 5. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council
DEDICATION
AND THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLANTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAN AS SHOWN HEREBY, AND DO RESERVE THE SANITARY SEwers TO THE GREENE COUNTY BOARD OF COMMISSIONERS FOR THE PUBLIC USE FOREVER. ANY EASEMENTS SHOWN ON THE PLAN ARE RESERVED FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF THE PUMP STATION, SEWER LINES OR SEWER MAINS, OR ANY SUBDIVISION OF ANY OF THE SAME, AND ANY OTHER LIENS, EASEMENTS, OR RIGHTS OF WAY OWNED OR HELD IN TRUST OR IN CONFLICT WITH THE LIENS, EASEMENTS, OR RIGHTS OF WAY SHOWN ON THE PLAN, WHICH ARE HEREBY RELEASED, SUBJECT TO THE RIGHT OF THE OWNERS AND LIENHOLDERS TO THE USE OF SAID EASEMENTS AND RIGHTS OF WAY FOR THEIR OWN USE AND CONVENIENCE, AND FOR THE EXPRESS PURPOSE OF REMOVING ANY AND ALL TOOLS TO POST, MARK, OR OTHERWISE CONSTRUCTED TO THE PUBLIC USE OF SAID EASEMENTS AND FOR THE PURPOSE OF MAINTAINING AND PROTECTING THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER. STREETS SHOWN ON THE PLAN ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

SIGNED AND ACKNOWLEDGED
OWNER: CLEMENS DEVELOPMENT CO.
& WM CLEMENS CO.

WITNESS
BY: RICHARD M. CLEMENS
OWN & WM CLEMENS CO.

WITNESS
STATE OF OHIO, SS:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THE DAY OF _______________ 20__, BY R H M CLEMENS AND BY
CLEMENT DEVELOPMENT CO. BY: WM CLEMENS, THEIR PRESIDENT, AS OWNER.

WITNESS
IN THE PRESENCE OF:

WITNESS
(SIGNED name)

WITNESS
STATE OF OHIO, SS:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THE DAY OF _______________ 20__, BY WM CLEMENS AS LIENHOLDER.

WITNESS

REPORT PUBLIC

BOARD OF GREENE COUNTY COMMISSIONERS:
COMMISSIONER
COMMISSIONER
COMMISSIONER
WE HEREBY APPROVE AND ACCEPT THIS PLAN (FOR SANITARY SEwerS) AND RECOMMEND THAT THE SAME BE RECORDED TWO DAY OF _______________ 20__

BELLBROOK PLANNING BOARD:
CHAIRMAN
SECRETARY

BELLBROOK COUNCIL:
CITY OF BELLBROOK, GREENE COUNTY, OHIO

GREENE COUNTY AUDITOR:
WE HEREBY APPROVE AND ACCEPT THIS PLAN AND RECOMMEND THAT THE SAME BE RECORDED SUBJECT TO THE INCLUDED AGREEMENTS
SIGNED THE _______________ DAY OF _______________ 20__, BY: WM CLEMENS, THE PRESIDENT, BEING FULLY INFORMED THAT ALL SPOKES AND CORRELATIONS TO THE BEST OF MY KNOWLEDGE INTEREST IN THIS SUBDIVISION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN ITS EXECUTION.

WITNESS

GREENE COUNTY SURVEYOR:

GREENE COUNTY RECORDER:

CERTIFICATION
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE THAT THIS PLAN REPRESENTS A TRUE COPY OF THE PLAN FILED WITH THE CITY OF BELLBROOK ON ____________________, 20__. I HEREBY CERTIFY THAT ALL SUBDIVISIONS HEREBY EXIST AS LOCATED OR WILL BE AS LOCATED, ALL DIMENSIONS OF LANDS HEREIN SHOWN OR DESCRIBED, ARE ACCURATE, AND THAT ALL LANDS HEREBY SHOWN OR DESCRIBED, ARE SHOWN OR DESCRIBED IN A MANNER THAT CONFORMS WITH THE REQUIREMENTS OF THE OHIO REVISED CODES AND THE MUNICIPAL CODES OF THE CITY OF BELLBROOK, OHIO.

OWNER / DEVELOPER
CLEMENT DEVELOPMENT CO.
8737 LITTLE TUSCAMEARTH RD.
DAYTON, OH 45440

AREA SUMMARY
SITE ACREAGE: 8.136 ACRES
STREETS & RIGHT OF WAY: 0.013 ACRES

NOTES:
1. ALL LOTS IN THIS SUBDIVISION SHALL BE KNOWN AS RESIDENTIAL
2. THE EASEMENTS OF ALL AREAS DESIGNATED AS DRAINAGE EASEMENTS, INCLUDING PUMP STATIONS, AND LANDSCAPE EASEMENTS, SHALL BE THE RESPONSIBILITY OF THE COLLECTIVE HOMEOWNERS IF SAID EASEMENTS BE DISCONNECTED
3. ANY LOT AREA RECRIVED FOR DRAINAGE PURPOSES, SHALL, AT ALL TIMES, BE FREE OF ANY OBSTRUCTIONS TO THE FLOW OF WATER. NO IMPROVEMENTS, STRUCTURES OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENT ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASMENTS ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENTS ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENTS ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENTS ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENTS ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENTS ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENTS ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENTS ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENTS ARE TO BE MEASURED EASEMENTS OR MODIFICATIONS WITHIN THE IDENTIFIED DRAINAGE EASEMENTS ARE TO BE MEASURED.

AUTHORITY}
BELLBAUGH & ENGINEERING & SURVEYING LLC
2270 SOUTH MAIN STREET
WEST WILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928

PAGE 1 OF 3

RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE TWO
CONTAINING 0.108 ACRES
LOCATED IN SECTION 3, TOWN 7, RANGE 6 N. MILE
CITY OF BELLBROOK, GREENE COUNTY, OHIO
DECEMBER 28, 2017

RECORDING INFORMATION:
FILE NO.:
LOT/CABINET:
VOL.:
PAGES:
REC'D AT:
DATE:
M.

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PHONE: (937) 698-3000
FAX: (937) 698-3928

PAGE 1 OF 3
PERTINENT DOCUMENTS:
- In addition to the references shown on face of this plat, the following documents were used: none.
- Occupation in general fits the surveyed lines.

NOTE: THE DEVELOPER'S MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 45' UNLESS OTHERWISE APPROVED IN WRITING BY THE DEVELOPER.

RECORD PLAN
HIGHVIEW TERRACE
SECTION THREE
PHASE TWO
CONTAINING 6.136 ACRES
LOCATED IN SECTION 2, TOWN 2, RANGE 6, MR.,
CITY OF BELLBROOK, GREENE COUNTY, OHIO
DECEMBER 28, 2017

THE LANDINGS AT SUGARCREEK
SECTION 3
PLAT CAB. 38,
PAGES 181A-183B

NOTE: THE DEVELOPER'S MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 40' UNLESS OTHERWISE APPROVED IN WRITING BY THE DEVELOPER.

TYPICAL LOT
5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
MAG NAIL SET
5/8" IRON PIN FOUND
MAG NAIL FOUND
ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

NOTE: THE DEVELOPER'S MINIMUM FRONT YARD BUILDING SETBACK SHALL BE 40' UNLESS OTHERWISE APPROVED IN WRITING BY THE DEVELOPER.

LEGEND
5/8" x 30" IRON PIN SET WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
MAG NAIL SET
5/8" IRON PIN FOUND
MAG NAIL FOUND
ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
City of Bellbrook

Resolution No. 2018-H

A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Pick-up Trucks for the City of Bellbrook.

WHEREAS, Section 240.03 of the Municipal Code allows the City to purchase goods and services through a cooperative arrangement with another governmental entity; and

WHEREAS, the Department of Administrative Services, Office of State Purchasing, has entered into contracts with Bob Ross Buick, Inc. (Centerville, Ohio) and Buick GMC of Beachwood for the purchase of certain equipment, in accordance with Section 125.04 of the Ohio Revised Code.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the City Manager be authorized to participate in a contract with Bob Ross Buick, Inc. for the purchase of the following equipment for the Bellbrook Service Department:

One (1) 2018 GMC Sierra 3500 with various options for a gross price of $31,092

Section 2. That the City Manager be authorized to participate in a contract with Buick GMC of Beachwood for the purchase of the following equipment for the Bellbrook Service Department:

One (1) 2018 GMC Sierra 2500 Extended Cab with various options for a gross price of $26,270

Section 3. That the City of Bellbrook directly pays the vendors for said equipment, under state contract.

Section 4. That this resolution shall take effect and be in force forthwith.

________________________________________
Robert L. Baird, Mayor

________________________________________
Jami L. Kinion, Clerk of Council
City of Bellbrook

Resolution No. 2018-I

A Resolution Directing the Greene County Auditor to Enter the Delinquent Cost of Unpaid Water Bills on the Tax Duplicate for the Properties Attached Hereto.

WHEREAS, the City of Bellbrook, following all applicable procedures contained in the Bellbrook Municipal Code, invoiced customers for providing water to properties located in the City of Bellbrook’s water system area; and

WHEREAS, Bellbrook Municipal Code Section 1042.05 authorizes unpaid water bills to be certified to the Greene County Auditor to be entered upon the tax duplicate; and

WHEREAS, the collection of such delinquent costs are in the best interest of the City and its citizens.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the costs that have been incurred for providing water that have not been paid by the property owners is $1,721.66.

Section 2. That the costs incurred shall be entered on the tax duplicate for the properties attached hereto.

Section 3. That this resolution shall take effect and be in force forthwith.

Robert L. Baird, Mayor

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Jami L. Kinion, Clerk of Council
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<th>Account #</th>
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City of Bellbrook

Resolution No. 2018-J

A Resolution Authorizing the City Manager to Participate in a Contract with the Department of Administrative Services, Office of State Purchasing, for the Purchase of Police Vehicles for the City of Bellbrook.

WHEREAS, Section 240.03 of the Municipal Code allows the City to purchase goods and services through a cooperative arrangement with another governmental entity; and

WHEREAS, the Department of Administrative Services, Office of State Purchasing, has entered into contract with Lebanon Ford for the purchase of certain equipment, in accordance with Section 125.04 of the Ohio Revised Code.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the City Manager be authorized to participate in a contract with Lebanon Ford for the purchase of the following equipment for the Bellbrook Police Department:

Two (2) 2018 Ford Police SUV with various options for a gross price of $55,510

Section 2. That the City of Bellbrook directly pays the vendors for said equipment, under state contract.

Section 3. That this resolution shall take effect and be in force forthwith.

________________________________________
Robert L. Baird, Mayor

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Jami L. Kinion, Clerk of Council