

**RECORD OF PROCEEDINGS**  
Minutes of Bellbrook City Council Meeting  
January 23, 2017

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

**ABSENT:** Mrs. Seger-Lawson

Mrs. Seger-Lawson was absent. **Mrs. Middlestetter moved to excuse Mrs. Seger-Lawson.** Mr. McGill seconded the motion. The Clerk called the roll: Mrs. Middlestetter, yes; Mr. McGill, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

This is a summary of the City Council meeting held on Monday, January 23, 2017. 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 **regular meeting minutes of January 9, 2017** Mayor Baird declared the minutes approved as written.

**MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST**

Mayor Baird swore in Meredith Glick Brinegar to serve on the Board of Zoning Appeals and Property Review Commission, term 2-1-17 to 1-31-2022. The Mayor thanked Mrs. Brinegar for serving on this board.

**PUBLIC HEARING OF ORDINANCES**

**INTRODUCTION OF ORDINANCES**

**RESOLUTIONS**

**Mr. Schweller read Resolution 2017-D.** A resolution authorizing Robert L. Baird, Mayor of the City of Bellbrook, to enter into an amended employment agreement with Mark A. Schlagheck, City Manager/Finance Director. Mr. Schweller said that this is a revision of the City Manager's employment agreement. Mr. Schweller also said the City is fortunate to have Mr. Schlagheck as he is both the City Manager and Finance Director. Mr. Schweller along with the Mayor and the other Council members thanked Mr. Schlagheck for the good job he does.

**Mr. Schweller made a motion to adopt Resolution 2017-D.** Mrs. Middlestetter seconded the motion. The Clerk called the roll. Mr. Schweller, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mayor Baird, yes. The motion carried 6-0.

**Mr. Edwards read Resolution 2017-E.** A resolution to proceed to levy a tax in excess of the Ten Mill Limitation. This is the second step in the process to place the renewal levy on the May 2, 2017 ballot. The first step was completed at the last Council meeting. The County Auditor has certified the

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estimated property tax value for this renewal levy at \$210,000 per year. This is a five year renewal levy with no additional taxes.

**Mr. Edwards made a motion to adopt Resolution 2017-E.** Mr. Greenwood seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

**Mr. McGill read Resolution 2017-F.** 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 a mowing tractor for the City of Bellbrook. This purchase was included in the 2017 budget. The budget amount was \$76,000. The state bid purchase amount is \$80,396, which does include the trade-in of the old 1981 mowing tractor. Mr. Greenwood said that this is a good purchase because the newer equipment is much safer.

**Mr. McGill made a motion to adopt Resolution 2017-F.** Mr. Schweller seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mr. Schweller, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mayor Baird, yes. The motion carried 6-0.

**Mr. Greenwood read Resolution 2017-G.** A resolution declaring specific equipment no longer needed by the City of Bellbrook as surplus property and authorizing the City Manager to dispose of said surplus property. The new bucket truck was received the last week of December. Therefore, the old bucket truck is no longer needed. Also, with the purchase of the new mower, the vendor has offered \$4,500 for the old mower and equipment, so that will be declared as surplus property.

**Mr. Greenwood made a motion to adopt Resolution 2017-G.** Mrs. Middlestetter seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

**Mrs. Middlestetter read Resolution 2017-H.** A resolution authorizing the City Manager to sign a Community Development Block Grant Program Grant Agreement with the Greene county Board of Commissioners. In 2016 the City applied for a grant to add handicap ramps particularly in the downtown area and the southeast plat areas. The grant amount was just over \$31,000. The City's share is around \$9,000. Mr. Schlagheck said the ramps should be in place sometime this spring or summer.

**Mrs. Middlestetter made a motion to adopt Resolution 2017-H.** Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 6-0.

## **CITY MANAGER REPORT**

Mr. Schlagheck said this is the time of year where we begin to have summaries of the previous year. Tonight he presented the waste and recycling statistics. The total amount of waste collected from the residents was 2,361 tons and 623 tons of recycle. These amounts are almost identical to last

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year. The amount of trash generated per household was 1.17 tons. Again, this is consistent with previous years. Mr. Schlagheck said our service fee is \$13.00, which is lower than surrounding areas.

Next, Mr. Schlagheck said residents will be receiving their 2017 property tax bill. The City's overall property values increased by 1.4%. This is mostly due to the increase in residential values because of new homes in the Vineyards and High View Terrace and other new homes. Unless your property value went up, residents should see a slight decrease in their taxes as there were no new levies that passed in Bellbrook for the schools or the county.

Mr. Schlagheck then spoke about the comprehensive plan update. A quote was attached for Council to review from the Regional Planning and Coordinating Commission of Greene County (RPCC). This was included in the 2017 budget. The estimated cost for this project is \$21,800. The City last updated the comprehensive plan in 1974. Areas of focus include: the historic old village area, SR 725/Franklin Street corridor, existing neighborhoods, fringe and vacant areas, water district and walkability & connectivity. The project is estimated to take 18 months to complete. Mr. Schweller asked Mr. Schlagheck if he thinks the City will receive a good product. Mr. Schlagheck said yes. Mr. Schlagheck said he priced this with other planning firms and the price was considerably higher. Mr. Edwards asked what the benefits will be and how will the City utilize the information. Mr. Schlagheck said he thinks the biggest areas of focus are the old village and the SR 725 corridor. The updated plan will help put together a vision for both areas. Also at that time regulations for the old village can be reviewed. Mr. Greenwood asked if the aquifer will be part of this update. Mr. Schlagheck said no, it is not part of the comprehensive plan but the aquifer document can be looked at to see if it needs updated. Mr. Greenwood also asked with all the development around Bellbrook, would the plan update address any traffic issues. Mr. Schlagheck said he thinks it will but he is not sure there will be any recommendations. Mr. Schlagheck said there will be a walkable community workshop tentatively scheduled for April 12. It will focus on the downtown area. The public and interested parties will be invited to attend the workshop. More information will follow.

## **COMMITTEE REPORTS**

**Service:** No Report.

**Safety:** Mr. Greenwood said next month, the Police and Fire Departments will be presenting their yearly reports.

**Finance/Audit:** Mr. Schweller spoke about the financial update that was included in their packet. He said it was like a break-even year for the City with both revenue and expense being down in 2016.

**Community Affairs:** Mrs. Middlestetter said there is one opening on the Village Review Board.

## **OLD BUSINESS-**

## **NEW BUSINESS-**

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**OPEN DISCUSSION-**

Mrs. Middlestetter mentioned the large piles of mulch located at Tom's mulch on Ferry Rd. The mulch piles are located in the flood plain. Mrs. Middlestetter said that if there is a flood, the mulch could wash into the Little Sugarcreek and could smother and kill everything in the creek and damage everything down stream. This business is located in the Township. Mrs. Middlestetter said she knows the County is working with the owner of Tom's mulch on this matter. She wanted the community to be aware of this.

**Joey Derrico-1822 Sugar Run Trail-** He came to Council tonight because he is interested in the workings of government and the political field in general. He is involved in two service clubs at school. He is also a volunteer for the Democratic Party in Greene County. He is interested in learning more about local government.

**ADJOURN**

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 7:43 pm.

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Robert L. Baird, Mayor

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Jami L. Kinion, Clerk of Council