

BELLBROOK CITY COUNCIL AGENDA

August 27, 2018



City of Bellbrook
15 E. Franklin Street
Bellbrook, Ohio 45305

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www.cityofbellbrook.org

7:00 pm-Regular Meeting

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Formal Approval of Minutes
 - Safety Committee Minutes of June 11 ,2018
 - Regular Meeting Minutes of July 9, 2018
 - Joint Meeting Minutes of July 16, 2018
 - Special Meeting Minutes of August 6, 2018.
5. Mayor's Announcements/Special Guest
 - Nikki Kosins-Cheer Coach-School Streamers
 - Swearing in of Deputy Fire Chief Anthony Bizzarro
6. Public Hearing of Ordinances
7. Introduction of Ordinances
 - Ordinance 2018-5** An Ordinance Amending Ordinance 2017-14 to Adjust the City of Bellbrook Appropriations for 2018 to Reflect Additional Costs in some Line Items and Reduced Costs in other Line Items. (Edwards)
8. Resolutions
 - Resolution 2018-BB** A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor. (Seger-Lawson)
9. City Manager's Report
10. Committee Reports
 - A. Service
 - B. Safety
 - C. Finance/Audit
 - Accept 6/30/18 Quarterly Financial Update
 - D. Community Affairs
11. Old Business
12. New Business

13. Open Discussion

14. Adjourn

BELLBROOK CITY COUNCIL
SAFETY COMMITTEE MINUTES
JUNE 11, 2018

PRESENT: Mr. Forrest Greenwood
Mr. Darryl McGill
Mr. Elaine Middlestetter

Members of the Safety Committee met with City Manager, Ms. Dodd to discuss alcohol being served at local festivals.

Items discussed included:

- Training of volunteers-Chief doherty has volunteered to do this
- Signage-“Don’t Drink and Drink”, Uber and Cab information with telephone numbers
- Craft beers should list the alcoholic contents
- Customized tickets for each festival
- Barriers to secure beer area

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July 9, 2018

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

Mr. McGill made a motion to go into Executive Session at 6:30 pm to consider the purchase of property. Mrs. Middlestetter seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0. Mr. Schweller recused himself from the Executive Session and exited the meeting room.

Being no further business, the Executive Session ended at 6:56 pm.

This is a summary of the City Council meeting held on Monday, July 9, 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 regular meeting minutes of June 25, 2018, Mayor Baird declared the minutes approved as written.

MAYOR'S ANNOUNCEMENTS/SPECIAL GUEST

PUBLIC HEARING OF ORDINANCES

Mr. Schweller **read Ordinance 2018-3** An Ordinance Authorizing the City Manager/Finance Director to Submit the Tax Budget for Fiscal Year 2019 to the Greene County Auditor. Mr. Schweller said this is a reoccurring item each year. This ordinance certifies our need for the property tax dollars that we receive annually.

Mayor Baird opened up for public comment. Seeing no comments from the public, the Mayor closed the public hearing and asked for a motion. Mr. Schweller made a motion to adopt **Ordinance 2018-3**. 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. Greenwood **read Ordinance 2018-4** An Ordinance Amending Part Four – Traffic Code of the Bellbrook Municipal Code. Ms. Dodd said this ordinance continues to delete sections of the code that are duplicates of the ORC which is what the Police Department uses.

Mayor Baird opened up for public comment. Seeing no comments from the public, the Mayor closed the public hearing and asked for a motion. Mr. Greenwood made a motion to adopt **Ordinance 2018-4**. Mr. McGill seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. McGill, yes; Mr. Edwards, yes; Mrs. Middlestetter, yes; Mrs. Seger-Lawson, yes; Mr. Schweller, yes; Mayor Baird, yes. The motion carried 7-0.

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INTRODUCTION OF ORDINANCES

RESOLUTIONS

Mayor Baird **read Resolution 2018-U** A Resolution Inducting Dale Wilson to the City of Bellbrook Wall of Honor. Ms. Dodd said this was the idea of Chief Doherty as a way to honor Dale for his 41 plus years of service to the city. She said this was typically just a special announcement by the Mayor, but she decided that formalizing the honor with a resolution felt more fitting. Mayor Baird read the resolution to Mr. Wilson and presented him with a plaque. A plaque will also be displayed on the Wall of Honor located on the first floor of the City Administration Building. The Mayor offered Mr. Wilson to speak. Mr. Wilson thanked the Mayor and Council; he said it has been an honor to work for the city. Mr. Wilson also thanked his crew in the Service Department.

Mr. Edwards thanked Mr. Wilson for his leadership. Mr. Edwards said the most important thing in his mind is in the 24 years he has lived in Bellbrook, through all of the snow storms, he has always been able to get up the hill on W. Sudbury to his garage. Mr. Edwards thanked Dale and his team.

Mr. Greenwood said you can always tell a good leader by the people that work for you, they all love you. He said that Dale has handled everything that Mother Nature threw. Mr. Greenwood thanked Dale for his service to the city.

Mr. McGill said he met Mr. Wilson 14 years ago on a catch basin that was causing problems on his property. Mr. McGill thanked Mr. Wilson for his leadership and his management of the service.

Mrs. Middlestetter said Mr. Wilson takes time to help the Bellbrook Garden Club with the beautification projects around the city. She said mulch has always been there when the Garden Club needs it and the flowers are always watered. Mrs. Middlestetter said they sincerely have appreciated his cooperation.

Mrs. Seger-Lawson thanked Mr. Wilson for his service to the city and leadership to his group. She said he has done a great job.

Mr. Schweller said Mr. Wilson has done a great job managing all of the storms along with the water and street departments. Mr. Schweller said when there was a salt shortage; Mr. Wilson put together a color coded map of the city streets that would get plowed. Mr. Schweller said he thought it would turn out to be a disaster but it turned out to be a very seamless event. He said another seamless event was the Upper Hillside water main project that is currently going on. He said Mr. Wilson deserves a lot of credit for that. He thanked Mr. Wilson and said great job.

Mayor Baird thanked Mr. Wilson for all of his years of service. He said everyone has appreciated what he has done for the city over the last 41 years.

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Mrs. Middlestetter made a motion to **adopt Resolution 2018-U**. 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. McGill **read Resolution 2018-V** A Resolution Authorizing the City Manager to Enter into an Agreement with the Bellbrook-Sugarcreek Local School District for School Security. Ms. Dodd said this is an annual resolution passed so that the Police Department provides uniformed security to the schools for 4 hours each school day.

Mr. McGill made a motion to **adopt Resolution 2018-V**. 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.

Mrs. Seger-Lawson **read Resolution 2018-W** A Resolution Authorizing the City Manager to Enter into an Agreement with the Bellbrook-Sugarcreek Local School District for Security at Home Football Games. This is also an annual agreement to provide Police Department security at home high school football games for 3 hours per game.

Mrs. Seger-Lawson made a motion to **adopt Resolution 2018-W**. Mr. Edwards seconded the motion. The Clerk called the roll. 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.

Mayor Baird recused himself from Resolution 2018-X and exited the Council Chambers.

Mr. Edwards **read Resolution 2018-X** A Resolution Approving the Combination of Lots 58 and 59 of the Highview Terrace Subdivision, Section 3, Phase 2 into a Single Lot, Lot 58A. Ms. Dodd said this lot combination request was brought before the Planning Board at their June 7th meeting. The property owner purchased the two lots with the intention of building one larger home on the two combined lots. Ms. Dodd said there were utility easements but they have all been vacated.

Mr. Edwards made a motion to **adopt Resolution 2018-X**. Mrs. Seger-Lawson seconded the motion. The Clerk called the roll. Mr. Edwards, yes; Mrs. Seger-Lawson, yes; Mr. Greenwood, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Deputy Mayor Schweller, yes. The motion carried 6-0.

Mr. Schweller **read Resolution 2018-Y** A Resolution Authorizing the City Manager to Adjust the Pay Scales of City Positions not Covered by a Collective Bargaining Agreement. Mr. Schweller said this is wage increases to non-union employees. This year's adjustment is an increase of 2.75% which is in line with the bargaining unit increases. Ms. Dodd said this was already built into the budget for 2018.

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

CITY MANAGER REPORT

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Ms. Dodd said there will be a Joint Meeting of Council, Sugarcreek Township, School Board and Park District officials on Monday July 16th at 6pm. The meeting will be held at the Sugarcreek Township Administration office.

Ms. Dodd said Service Director Dale Wilson is retiring effective August 3rd but his last day of employment will be July 13th. She said a retirement luncheon will be held at Romer's on Saturday, July 14th from 1-5pm.

Next, Ms. Dodd said Deputy Chief Interviews will be held on Friday, July 20th for the internal posting of the position.

Ms. Dodd said she is working on putting together a Fall Farmer's Market Pilot on the morning of September 15th in the municipal parking lot. Ms. Dodd said this is the first of a list of events that I would like to put together in an effort to get more people to the downtown area.

Mr. Greenwood asked Ms. Dodd if she has been in contact with the business owners in downtown to get their opinion. Ms. Dodd said she has not contacted them regarding the Farmer's Market but she said she has been very engaged with nearly all of the business owners.

Mrs. Seger-Lawson said she thinks we need to get some signage for the corner of Beryl Dr. and Bledsoe Dr. She said it was originally planned that Beryl Dr. would continue but the residents in Sugarcreek Township did not want that to happen. She thinks some signage is needed to say "stop driving" otherwise you drive right into someone's backyard.

COMMITTEE REPORTS

Service: No Report.

Safety: No Report.

Finance/Audit: Mr. Schweller asked for an update on the Ohio Audit. Ms. Dodd said they have not been around since the July 4 holiday.

Community Affairs: Mrs. Middlestetter said that the Little Miami Watershed Hoopla will be held on July 26th from 6-9 pm at the Bellbrook Middle School Gym. Basketball games are played between local groups to raise money.

Mayor Baird said on July 21st there will be an induction ceremony into the Bellbrook Football hall of fame.

Mayor Baird also said the Chamber golf outing is on August 16th. To register, contact the Chamber office at 848-4930.

Mrs. Seger-Lawson said the Eagle 5K will be held on July 29th at Bellbrook High school.

OLD BUSINESS

NEW BUSINESS

Ms. Dodd said this is an appeal hearing of a Village Review Board Case at 79 West Franklin St. Mayor Baird asked Ms. Dodd for some background information on this case. Ms. Dodd said this dates back to

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the winter of 2015. A dilapidated home was approved for demolition in November 2015 and a duplex was built in its place. If someone wishes to build in the Old Village they need to go through the Village Review Board. A public hearing is held to review the Application for Certificate of Appropriateness for the new structure. This certificate ensures the new structure will fit in with the surrounding structures. The VRB approved and construction occurred throughout 2016.

In early 2017 it was discovered that the construction did not match plans approved by the VRB. In August of 2017, the VRB meet to hear an appeal by the property owner. The appeal was denied. The VRB did make a motion to modify the property to install the gable with the decorative louver and install the faux windows on the north side of the property. Also install railings on the north and south side of each porch. A 120 day timeline for completion was given. In December 2017 the 120 day timeline lapsed. The previous City Manager sent a letter on December 22, 2017 regarding notification of violations of the Zoning Code, with another extension to correct violations. The letter stated that civil penalties would be assessed if the violations were not corrected.

On January 15, 2018 the City received a letter from the property owner's attorney stating he would like to appeal the Zoning Notice of Violations and would like a hearing on the matter.

On May 30, 2018, Ms. Dodd met with Mr. Jendrian regarding the violation. Mr. Jendrian said it would be expensive to install the gable but he offered to install the porch railings, install shutters on the north end of the property and pay the \$250.00 fine.

Ms. Dodd showed the original plans to Council. She said there are issues with these drawings and she said the structure could not be built to these plans.

Mayor Baird then asked Ms. Dodd to explain how we got here tonight. Ms. Dodd said in the Zoning Code, when the Village Review Board makes a decision, the property owner can appeal the decision to Council within 45 days. Ms. Dodd said the 45 days have obviously lapsed because that decision was made in 2017. At the last Council meeting, Council decided to grant that appeal even though it was outside of the 45 day window. Ms. Dodd said there is no further process in the Code but Council can hear the appeal and decided to uphold the VRB decision or deny the VRB decision with some modifications. Ms. Dodd said there is an appeal before Council tonight. Mr. Jendrian has offered to install the porch railings, install shutters on the north end of the property and pay the \$250.00 fine.

Mrs. Seger-Lawson said it was her understanding that the original plan for the new structure was denied by the VRB because it did not look like the structure next to it. The VRB wanted the new structure to look similar to other structures next to it. She said it is clear that there should be a gable on the property.

Mr. Schweller said he understands that they built to one of the specs. He said he would like to see them install the false gable if they could. Mr. Schweller said what does upset him is how long this project has gone on. He said we are reasonable people and he is disappointed that this has gone on for such a long period of time.

Mr. McGill is concerned with this appeal too. He said the owner of the property has basically said the gable was preferred but Mr. McGill said the gable was an integral part of the design. He said he understands it might have been overlooked but it was integral. Mr. McGill said the gable should have been installed. He also said this appeal is really no different than the modifications that the Village Review Board requested Mr. Jendrian to do in August, 2017. Mr. McGill said that Mr. Jendrian said he

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has built before and was at the property 2-3 times a week. He was not sure why Mr. Jendrian did not notice that the gable was not installed.

Mr. Greenwood said he believes that it was well known that the gable was to be installed on the property. He said all parties agreed to this and it is unfortunate that it has come to this but Mr. Greenwood said the gable needs to be installed on the property.

Mrs. Middlestetter said it looks like the side of the property is facing the main street. She said the gable needs to be installed so the property looks like it belongs.

Mr. Edwards said he agrees with his fellow Council members. He said the gable belongs there and it should be there. Mr. Edwards said by not enforcing it being there it could set a precedence to have people build whatever they want to build. He said we do not want that.

Mr. Paul Jendrian-property owner, 79 W. Franklin St. He thanked the Mayor and Council for allowing him to speak tonight. He said it is unfortunate that the outside of the property does not look like what was depicted in the drawing. Mr. Jendrian said he takes responsibility for it. He said he does not feel he has the money to install a gable now. He said it would be more practical to install the gable when the roof needs to be replaced in the future. He said the other items are not difficult and they could be done in a reasonable amount of time. Mr. Jendrian said the builder that built the property moved to Texas so he was not able to have him complete the gable. He said it would have been cheaper to have the builder install the gable because he was not going to charge Mr. Jendrian for his labor. Mr. Jendrian thanked the City Manager for speaking with him earlier in the month and he said he would appreciate Council working with him to get this resolved.

Mrs. Middlestetter said she does not understand why Mr. Jendrian would need to wait until the roof is replaced to install the gable. She said you would still be facing the same issues.

Mr. Jendrian said it would disturb the integrity of the roof.

Mr. Edwards said a faux gable would just set on top of the roof so he said it would not disturb the integrity of the roof.

Mrs. Seger-Lawson made a motion to accept the proposal from Mr. Jendrian at 79 W. Franklin Street to install shutters on north side of property, install railings on each porch, to pay the \$250.00 fine and defer the installation of the gable. Mr. Greenwood seconded the motion. The Clerk called the roll. Mrs. Seger-Lawson, no; Mr. Greenwood, no; Mr. Edwards, no; Mr. McGill, no; Mrs. Middlestetter, no; Mr. Schweller, yes; Mayor Baird, no. The motion was rejected 6-1.

Mr. Edwards made a motion to reject the appeal of 79 W. Franklin St. 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, no; Mayor Baird, yes. The motion carried 6-1.

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OPEN DISCUSSION

Mr. Jeff Owens, 120 N. Main St,-Chairman of the Village Review Board. He thanked the Mayor and Council for backing the Village Review Board's decision. Mr. Owens said they forgave Mr. Jendrian for many items that were originally agreed to on the property.

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Mayor Baird declared the meeting adjourned at 8:10 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

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Work Session

July 16, 2018

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

GUESTS: Mr. Harold Ackerman, Bellbrook-Sugarcreek Park District
Ms. Elizabeth Betz, Bellbrook-Sugarcreek School District
Mr. Doug Cozad, Bellbrook-Sugarcreek School District
Mrs. Nadine Daugherty, Sugarcreek Township
Mrs. Caroline Destefani, Sugarcreek Township
Mrs. Mary Frantz, Bellbrook-Sugarcreek School District
Mr. Theodore Hodson, Sugarcreek Township
Mr. Jeff Stewart, Bellbrook-Sugarcreek Park District
Mr. Barry Tiffany, Sugarcreek Township

This is a summary of the City Council joint work session held with Sugarcreek Township Officials, Bellbrook-Sugarcreek School District Officials and Bellbrook-Sugarcreek Park District Officials on July 16, 2018 at 6:00 pm at the Sugarcreek Township Administrative Office.

The meeting was called to order at 6:00 and the Clerk called the roll.

This is an open agenda meeting but Mr. Tiffany first wanted to welcome the two newest Community Leaders: Bellbrook City Manager Ms. Melissa Dodd and Mr. Doug Cozad, Superintendent, Bellbrook-Sugarcreek School District

Mr. Tiffany, Sugarcreek Township Administrator said the township will have a Fire Levy on the November ballot. It is a renewal levy.

Other Greene County Levies include:

- Greene County Career Center "Take Flight Initiative"
- Greene Memorial Hospital
- Children Services
- Council of Aging
- Board of Developmental Disabilities

Mayor Baird said the above levies are renewal levies.

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Work Session

July 16, 2018

Bellbrook

Ms. Dodd said the City of Bellbrook is in the process of updating the Comprehensive Plan. A community survey was done. There were about 130 residents that completed the survey. Ms. Dodd said it was interesting to see what the community values and she said it will help shape the Comprehensive Plan. She said the Planning Board will be holding public meetings soon. Ms. Dodd is excited about all of the opportunities.

Mr. Tiffany asked Ms. Dodd about Little Sugarcreek Rd. Ms. Dodd said that the Service Department was walking the road twice a week to observe any changes after the event. After the paving, they did not notice any movement of the road so she is not sure they are currently checking it twice a week now.

Mrs. Destefani asked if there was any thought of having a path going down Little Sugarcreek Rd. for the Safe Routes to school. Mayor Baird said the problem is, it would probably be cost prohibitive. He also said that a permanent fix will need to be done to Little Sugarcreek Rd. in the future and it will be very expensive.

Mr. Tiffany talked about connectivity in the community. He said there are supposed to be walkways from Highview Terrace that connect to downtown but there is no connectivity from Highview Terrace. Highview Terrace will connect to the Landings which will get people up to the schools. He said if we could get a walkway to Highview Terrace it would open up a good portion of Bellbrook. Mr. Tiffany said collectively we could submit it for the Safe Routes to School for funding.

Mr. Stewart asked if the City of Bellbrook is close to getting the Clemens property transferred formally. Ms. Dodd said the City Attorney did a title search and there was a mortgage lien on one of the parcels. She said everything else is ready to go but the lien will need to be released first.

Mr. Greenwood said he read that the Federal Government is coming up with some standardization regarding School Resource Officers. Mr. Tiffany said he has asked our State Representative and Senator to introduce legislation to allow our community to pass a levy for the purposes of funding School Resource Officers. He said it has not fallen on deaf ears but he said they are playing the political game. Mr. Greenwood said he does not think a lot of people understand the term, Resource Officer. Currently, Bellbrook Police rotates between the schools in the city, four hours each day. Mr. Cozad said another issue here is mental health issues. The schools have increased their mental health training for teachers and students. Mrs. Frantz said the School District will be fingerprinting all volunteers this school year. The Park District does this too.

Bellbrook Sugarcreek Park District

Mrs. Destefani asked about Brookview Swim Club. Mr. Jeff Stewart Bellbrook-Sugarcreek Park District said there are two scenarios here. First, the Board at the pool does not want to see the land there developed. Mr. Stewart said another scenario would be to split the property up and 8-10

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acres could become open space. He said he knows this would score good to receive grant money. Mr. Edwards asked who actually owns Brookview. Mr. Stewart said he really is not sure.

Mr. Stewart said that the prairie has come in nice at Morris Reserve. Several local service organizations will be doing some trail clearing. He said there will be about 3-5 miles of trails going in soon.

Next, Mr. Stewart said they will be expanding the parking at Sweet Arrow Reserve soon. They are planning to add additional 30-40 parking spaces. The new parking will work with the design of the land.

Mr. Stewart said they are planning to do a few prescribed burns at Sweet Arrow Reserve and possibly Morris Reserve too.

Mr. Stewart said they were awarded some grant dollars and they plan to update the bathrooms at the Community center. They also plan to do some updating to the banquet area.

Mrs. Destefani asked if there were any plans to add additional parking at the Community Center. Mr. Stewart said it could be tricky and at this time he does not know.

Bellbrook-Sugarcreek School District

Mr. Cozad said the school district has a new strategic plan. He said they have a solid plan that was recommended and approved a couple of months ago. Mr. Cozad said they will really be increasing their social media presence. A new website will be rolling out in about a month.

Mr. Cozad said a growth study was done and the study projected only 250 students in the next ten years. He said this is something that is on everyone's mind and he said they are keeping an eye on it. Mr. Cozad said currently the schools are tight in all of the buildings. They are always interested in the new housing developments that are coming into the area.

Mr. Cozad said the District is also moving to centralized enrollment this year. He said the first day of school for students in August 15th.

Mr. Tiffany asked if the schools will have any levies soon. Mr. Cozad said probably in 2020.

Sugarcreek Township

Mr. Tiffany said the Farmers Market is doing well this year. It is now located behind Fazolis on Wilmington Pike. There are about 30 vendors.

Mr. Tiffany said Elsa's Mexican restaurant is now open.

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He said Center Pointe Drive is constructed. The contractor had some issues with dirt running onto the road as a result of rain. Grass matting has been laid down to help with this. A traffic signal will be installed at this intersection too. New signage will go up soon to help train drivers about the new traffic signal.

Mr. Tiffany said the new Digestive Specialist location on Clio Rd. is complete but not occupied yet. He said this practice will have 18 doctors so they are expecting a lot of traffic.

Mr. Tiffany said the traffic signal was installed at Brown Rd. and Wilmington Pike. He said there is a road widening project to start in August or September at the intersection too. He did say that traffic will be maintained during the project. Another lane will be added to the south side.

He said on the north side, the Guttman Properties will be developing the current Rollandia location into an assisted living facility and upscale apartments.

Mr. Tiffany said the Feedwire Rd. apartment project is moving along. A hiker and biker trail will be installed at the front of the apartment buildings.

Mrs. Destefani said there is a Community Leaders Meet and Greet located inside Hotspring Spa on Wilmington Pike, Friday July 20th from 3-6pm. Another community event is the Kables Mills Big Wheel race on Saturday, August 4th. Proceeds will purchase a new boat for the Sugarcreek Township Fire Department.

Mr. Tiffany said the township has a new logo; they are just referred to as Sugarcreek.

Mr. Tiffany said a new plan for the Rammel property was submitted to the township. The plan is very dense on a small piece of land. A hearing will be held on August 8th, the township expects this to be tabled at this meeting. If it is tabled, the hearing will be held on September 4th at the Middle School.

Being no further business the work session ended at 7:33 pm.

Robert L. Baird, Mayor

Jami L. Kinion Clerk of Council

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August 6, 2018

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

ABSENT: Mayor Bob Baird
Mrs. Dona Seger-Lawson

This is a summary of the City Council special meeting held on Monday, August 6, 2018. Deputy Mayor Schweller called the meeting to order at 6:00 pm and the clerk called the roll.

Mayor Baird was absent. Mr. McGill made a motion to excuse Mayor Baird. Mrs. Middlestetter seconded the motion. The clerk called the roll. Mr. McGill, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Deputy Mayor Schweller, yes. The motion carried 5-0.

Mrs. Seger-Lawson was absent. Mrs. Middlestetter made a motion 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; Deputy Mayor Schweller, yes. The motion carried 5-0.

RESOLUTIONS

Mr. Greenwood read **Resolution 2018-Z** A Resolution Approving Change Orders and Amending the Total Project Cost for the Upper Hillside Water Main Improvement Project. Ms. Dodd said this resolution will increase the cost that the city will be paying to Brackney Incorporated. She referenced the attached letter from Mr. Mike Murray, City Engineer that outlines the changes. This resolution will also provide for a contingency amount for any other unforeseen items. A special meeting was called to get these resolutions approved so the paving could be completed before fall.

Mr. Schweller asked how they arrived at the \$24,500 contingency amount. Ms. Dodd asked Mr. Murray to speak about this. Mr. Murray said during the design of the project the City staff worked with multiple entities to determine the best way to communicate with the proposed Pressure Reducing Valve Pit. Due to topographic and elevation changes radio connections could not be used back to the water plant or public works building. The City's experience with the cellular providers in the area did not provide sufficient comfort that a reliable cellular connection could be achieved. The only solution was fiber optic cable. Once fiber was determined to be the best, there were two installation options, either buried or aerial installation. The project needed to go out to bid but it still was not determined if the preferred aerial solution was feasible. Mr. Murray said that it has taken about 18 months to receive word from DP&L that they will allow for the installation of the fiber optic cable line on an existing pole. This resulted in a change order to the project. Mr. Murray said the only items left to do are the aerial fiber installation and the paving. After reviewing the project, the amount of \$55,000 was determined to be a good number with \$30,404.25 to cover the upgrade of the fiber optic cable to an aerial installation and other unforeseen items. Mr. Murray said the contingency amount was just an estimated number and it was not for anything specific.

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August 6, 2018

Mr. Greenwood made a motion to **adopt Resolution 2018-Z**. Mr. Edwards seconded the motion. The Clerk called the roll. Mr. Greenwood, yes; Mr. Edwards, yes; Mr. McGill, yes; Mrs. Middlestetter, yes; Deputy Mayor Schweller, yes. The motion carried 5-0.

Mr. McGill **read Resolution 2018-AA** A Resolution Authorizing the City Manager to Enter Into an Amended Service Agreement with IBI Group For Engineering Services on the Upper Hillside Water Main Improvement Project and Waiving Competitive Bidding. Ms. Dodd said this resolution is twofold. The previous City Manager hired IBI Group to perform engineering services in the amount of \$43,000 which is under the competitive bidding amount. Now we are going over that amount with the above change order so we need to waive competitive bidding because we want IBI Group to complete the project. Ms. Dodd said the other part of the resolution is to date we have paid IBI Group over \$42,000 for engineering services and clearly there is more work to do. Mr. Murray requested an increase of \$17,000 for additional engineering services. Ms. Dodd said she is not anticipating this entire amount to be spent but there will be more engineering oversight performed by his company. Deputy Mayor Schweller said Dale Wilson and Ryan Pasley with the Service Department and the engineering firm have done a great job on this project.

Mr. McGill made a motion to **adopt Resolution 2018-AA**. Mrs. Middlestetter seconded the motion. The Clerk called the roll. Mr. McGill, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Greenwood, yes; Deputy Mayor Schweller, yes. The motion carried 5-0.

OPEN DISCUSSION

Ann Beeman,33 Upper Hillside Dr.-She asked if we are on track to finish the project up before school starts. She is also concerned about an open trench that she has in front of her house. She asked if gravel could be put into the trench. Ms. Dodd said the reason of this meeting tonight was to keep the project moving along. Mr. Murry will be in touch with the contractor on Wednesday. He said since we will be going aerial with the fiber optic cable, the open trench will be filled in with gravel. Mr. Murray also said that the paving is likely to start the week of August 20th. The yard restoration will start once the weather turns cooler.

Mrs. Middlestetter wanted to remind everyone to come out to the Lions Club Festival on August 16th - 18th. She invited everyone to come down and enjoy good food and play some games. She also said that the Lions Club does a lot of good things for the community.

Mr. McGill invited everyone out to National Night Out with the Police Department on Tuesday, August 7th at 6:00 pm. This event will be held in front of Dot's Market.

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Meeting
August 6, 2018

ADJOURN

Being no further business to come before this regular session of the Bellbrook City Council, Deputy Mayor Schweller declared the meeting adjourned at 6:28 pm.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RECORD OF ORDINANCES

Ordinance No. 2018-5

September 10, 2018

City of Bellbrook

Ordinance No. 2018-5

An Ordinance Amending Ordinance 2017--14 to Adjust the City of Bellbrook Appropriations for 2018 to Reflect Additional Costs in some Line Items and Reduced Costs in other Line Items.

WHEREAS, the City of Bellbrook adopted the 2018 annual budget based on the best information available at the time; and

WHEREAS, additional costs have or will occur in some line items and reduced costs are projected in other line items which requires the amendment of various appropriation levels.

Now, Therefore, the City of Bellbrook Hereby Ordains:

Section 1. That the 2018 appropriation levels in several of the funds listed below be amended as follows:

Fund	2018 Appropriations	Personnel Services Revisions	Other Expenses Revisions	Total Revisions	Amended 2018 Appropriations
General Fund:					
-Legislative	\$ 51,906	\$ -	\$ -	\$ -	\$ 51,906
-Administrative	\$ 871,672	8,323	14,450	22,773	894,445
-Library	\$ 2,000	\$ -	\$ -	\$ -	2,000
-Museum	\$ 17,961	\$ -	10,000	10,000	27,961
-Community Environment	\$ 36,660	\$ -	\$ -	\$ -	36,660
Total General Fund	\$ 980,199	8,323	24,450	32,773	1,012,972
Police Fund	\$ 1,767,368	15,000	\$ -	15,000	1,782,368
Police Pension Fund	\$ 48,340	\$ -	\$ -	\$ -	48,340
Fire Fund	\$ 1,247,416	\$ -	\$ -	\$ -	1,247,416
Street Fund	\$ 313,502	\$ -	9,200	9,200	322,702
State Highway Fund	\$ 11,140	\$ -	2,200	2,200	13,340
Motor Vehicle Fund	\$ 12,100	\$ -	3,900	3,900	16,000
Waste Fund	\$ 458,820	\$ -	\$ -	\$ -	458,820
Water Fund	\$ 2,501,456	\$ 8,323	\$ 78,320	\$ 86,643	\$ 2,588,099
Capital Improvement Fund	\$ 341,225	\$ -	\$ -	\$ -	341,225
Fuel System Fund	\$ 1,700	\$ -	\$ -	\$ -	1,700
Performance Bond Fund	\$ 15,000	\$ -	\$ -	\$ -	15,000
Agency Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Grand Total - All Funds	<u>\$ 7,698,266</u>	<u>\$ 31,646</u>	<u>\$ 118,070</u>	<u>\$ 149,716</u>	<u>\$ 7,847,982</u>

RECORD OF ORDINANCES

Ordinance No. 2018-5

September 10, 2018

Section 2. This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this ____ day of _____, 2018.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

APPROVED AS TO FORM:

Patricia N. Campbell, Municipal Attorney

RECORD OF RESOLUTIONS

Resolution No. 2018-BB

August 27, 2018

City of Bellbrook

Resolution No. 2018-BB

A Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor.

WHEREAS, this Council, in accordance with the provisions of law, has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2019; and

WHEREAS, the Budget Commission of Greene County, Ohio, has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within the ten mill tax limitation.

Now, Therefore, the City of Bellbrook Hereby Resolves:

Section 1. That the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

Section 2. That there be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation as attached hereto.

Section 3. That the Clerk of this Council be, and she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

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

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

(CITY COUNCIL)

Rev. Code, Secs. 5705.34, 5705.35

The Council of the City of Bellbrook _____, Greene _____
County, Ohio, met in _____ Session On the _____ day of _____,
(Regular or Special)
20 _____, at the office of _____ with, the following members
present:

Mr. _____ moved the adoption of the following Resolution:

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1st, 20 _____; and

WHEREAS, The Budget Commission of Greene _____ County, Ohio, has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within the ten mill tax limitation; therefore be it

RESOLVED, By the Council of the City of Bellbrook _____ Greene _____ County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

CERTIFICATE TO COPY

ORIGINAL ON FILE

The State of Ohio, Greene County, ss.

I, _____, Clerk of the Council of the City of
Bellbrook, within and for said County, and in whose
custody the Files and Records of said Council are required by the Laws of the State of
Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original

now on file, that the foregoing has been compared by me with said original document,
and that the same is a true and correct copy thereof.

WITNESS my signature, this _____ day of _____, 20_____

Clerk of Council

1. A copy of this Resolution must be certified to the County Auditor before the first day of October, or at such later date as may be approved by the Board of Tax Appeals

No. _____

=====
COUNCIL OF THE CITY OF
=====
Greene County, Ohio.
=====
RESOLUTION
ACCEPTING THE AMOUNTS AND RATES AS
DETERMINED BY THE BUDGET COMMISSION
AND AUTHORIZING THE NECESSARY
TAX LEVIES AND CERTIFYING
THEM TO THE COUNTY AUDITOR.
(City Council)

Adopted _____ Year
Clerk _____

Filed _____ Year
County Auditor _____

By _____ Deputy