

# RECORD OF PROCEEDINGS

Minutes of Bellbrook City Council Meeting

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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## **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 15<sup>th</sup>.

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 20<sup>th</sup> from 3-6pm. Another community event is the Kables Mills Big Wheel race on Saturday, August 4<sup>th</sup>. 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 8<sup>th</sup>, the township expects this to be tabled at this meeting. If it is tabled, the hearing will be held on September 4<sup>th</sup> at the Middle School.

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

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Robert L. Baird, Mayor

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Jami L. Kinion Clerk of Council