

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Regular Meeting
September 14, 2020

Due to the COVID-19 pandemic the September 14, 2020 City Council Meeting was conducted using Zoom's remote webinar platform.

PRESENT: T.J. Hoke
Ernie Havens
David Van Veldhuizen
Forrest Greenwood
Elaine Middlestetter
Nick Edwards
Mayor Mike Schweller

ALSO PRESENT: City Manager Melissa Dodd

REGULAR MEETING

Mayor Schweller called the regular meeting to order at 7:00 pm.

ROLL CALL

Mr. Hoke, yes; Mr. Havens, yes; Dr. Van Veldhuizen, yes; Mr. Greenwood, yes; Mrs. Middlestetter, yes; Mr. Edwards, yes; Mayor Schweller, yes.

APPROVAL OF MINUTES

After polling the members of City Council about the regular meeting minutes of August 24, 2020 Mayor Schweller declared the minutes approved.

MAYOR'S ANNOUNCEMENTS

- Greene County Public Health Deputy Commissioner Noah Stuby

Mr. Stuby thanked the Council for allowing him to come speak about the Greene County Health Department and the 5-year renewal levy on the November ballot for .8 mill. That accounts for 33 percent of their budget. They work according to population-based health priorities.

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Programs and Services provided by GCPH Department include: environmental public health, communicable disease control, chronic disease and injury prevention services, and maternal, family and child health services. He reiterated that the levy is a renewal so it will not involve an increase in taxes.

Dr. Van Veldhuizen asked how many employees they have. Mr. Stuby answered that there are about 60 employees.

Mr. Hoke asked if the COVID pandemic has affected their monetary needs. Mr. Stuby said they have been receiving funds from the federal level. So far, they have spent over \$500,000 in the personnel time that has been spent on the COVID response which has included the contact tracing efforts.

Mr. Greenwood asked if they were involved with the vaccinations. Mr. Stuby answered that now Five Rivers handles the vaccination program.

Mayor Schweller announced a change to tonight's agenda. The work session to discuss CICs will be moved to September 28 due to the attorney's schedule.

PUBLIC HEARING OF ORDINANCES – none

INTRODUCTION OF ORDINANCES

Mrs. Middlestetter read **Ordinance 2020-6 An Ordinance Adopting the Updated Comprehensive Plan for the City of Bellbrook.**

The City Manager explained that in the past the comprehensive plan had been adopted and amended by both resolution and ordinance. To be consistent, any amendment or adoption of a comprehensive plan will be done through ordinance. This takes care of that and includes language that makes the current plan precede any previous legislation where there may be inconsistencies. There was also a change to a map on page 22 which removed a multi-use path line in Highview Terrace.

Mr. Hoke asked about the status of the open space easement being dedicated. Mrs. Dodd said there is not a definite timeline for the acquisition of that land or the creating of a path. She also stated that

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she spoke with Mr. Havens about working with the Parks District since it would have to link up to Magee Park.

Mr. Hoke also asked about the long span of time between the 1974 Comprehensive Plan and the one adopted in 2019. Mrs. Dodd explained that she did not know why there was such a long gap. The Planning Board has been charged with the review and follow-through of projects identified by the Comprehensive Plan.

Mrs. Middlestetter made a motion to introduce **Ordinance 2020-6 An Ordinance Adopting the Updated Comprehensive Plan for the City of Bellbrook**. Mr. Edwards seconded the motion. The Clerk called the roll. Mrs. Middlestetter, yes; Mr. Edwards, yes; Mr. Hoke, yes; Mr. Havens, yes; Dr. Van Veldhuizen, yes; Mr. Greenwood, yes; Mayor Schweller, yes. The motion passed 7-0.

RESOLUTIONS - none

CITY MANAGER REPORT

The City Manager announced that on Thursday the 10th the City received a second round of Coronavirus Relief Funds in the amount of \$60,308.14. This brings the total received to \$180,924.42. We are continuing to look for the best ways to utilize the money.

Mrs. Dodd announced that the City received the second half settlement of property taxes in August and there were no decreases in what was received for 2020. In fact, property taxes received were more than budgeted to the tune of \$32k additional to the General Fund, \$66,000 to the Police Fund and \$52,000 to the Fire Fund. This was certainly unexpected to exceed budgeted figures this year. This totals approximately \$150,000 more than budgeted. Since the pandemic will have lasting effects, Mrs. Dodd is cautiously optimistic.

Notice to negotiate from the fire union was received this week also. These negotiations will be starting soon as their current contract expires, November 30, 2020. She does not anticipate having to delay them as we did the police negotiations. Mrs. Dodd requested feedback from Council on how the information is shared with Council since going through the same process recently. If there are any improvements that can be made or if Council would like information presented differently, they should let the City Manager know.

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The City Manager informed Council that the 2021 budget discussions will be scheduled for two work sessions with ordinance presentations for planning purposes:

October 26 – 6pm Work Session with Council – Administration and Service Departments

November 9 – 6pm Work Session with Council – Police, Fire and Capital

November 23 – Introduction of Budget Ordinance

December 14 - Public Hearing of Budget Ordinance

Mayor Schweller asked if the N. Belleview culvert project is still on track to be complete by October 31.

Mrs. Dodd answered that they had not heard anything different from the contractor.

OLD BUSINESS - none

NEW BUSINESS -

The City Manager presented information about a grant program from the Ohio EPA to provide electric vehicle charging stations. The cost of a charger is about \$12,000 and the cost of the electric connection can be around \$3,000. The City would like to be considered for the installation of two dual electric vehicle charging stations that would be located on City-owned property and would be eligible for reimbursement for the actual station and the infrastructure needed to connect it. One would be at the Library and one at the City administration building. Several representatives visited Bellbrook to inspect the proposed sites.

She added that one of the EPA's requirements is that they are equipped to accept payments. We could choose to waive the electric fee since it is nominal, or we could structure the rate any way that we want. For example, there could be a flat fee, or the first 15 minutes could be free. That can be decided if we get the chargers. At this point she opined that they really don't know about the kind of usage they would get.

A letter of commitment will need to accompany the application for consideration by September 28 if Council wishes to proceed.

The Mayor asked if Council would be in favor of submitting a letter of commitment. All members were in favor. The City Manager said she would submit a letter.

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COMMITTEE REPORTS

Service – none

Safety – Mr. Hoke reported that he rode along with Police Officer Stephanie Bennington. He thanked her for her time. He was happy to see the positive interactions that our Police and citizens have. He suggested an article in an upcoming city newsletter on tips for discouraging crime such as outdoor lighting, trimming hedges, and locking cars.

Finance – none

Community Affairs – Mrs. Middlestetter reported that the Committee will be meeting next week to review updates to the ordinances concerning the administration of boards and commissions.

CLERK'S REPORT

Mrs. Timmons announced that future items for September include presentation of the Beautification Awards. Work sessions will be scheduled on Community Improvement Corporations and fire station consolidation. She also listed several Ordinances and Resolutions that are being written.

COMMENTS

Mr. Greenwood asked that Council consider changes to the truck routes through downtown. The number of large trucks through downtown has increased significantly which has made the situation worse for residents and businesses. The problems include excessive speed, dust, and debris. He added that anytime he has asked business owners what could be done to improve business downtown they always mention the truck traffic. The main sources of the trucks are the businesses on Ferry Road and the gravel pit on St Rt 42. In the past Council has taken steps to alleviate traffic situations such as the gate in Sable Ridge and stop signs and speed bumps on Kensington.

Mayor Schweller asked the Council members if this was an issue that should be added to the agenda. He suggested meeting with business owners and the township to begin this discussion.

Mr. Havens agreed that topic deserves Council consideration. He added that he recently saw a dump truck clip a car.

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Mr. Edwards agreed but added that this is a regional issue and the discussion should include the Township and neighboring cities. The affected companies will need options and a plan.

Mr. Havens is glad to see the truck issue moving forward. He thanked staff for the progress on code updates.

Mr. Hoke commented that he is glad to see things happening at the property across the street from Dot's Market. He asked what kind of businesses are going in. The City Manager answered that so far staff has not received any permit requests for businesses there. The Zoning Administrator has contacted the owner about the need for the signs to be reviewed and approved by the Village Review Board.

Mrs. Middlestetter said a resident had asked if there were any restriction on drones. She also brought up her wish that Council would consider legislation concerning outdoor lighting.

Mayor Schweller reminded the public that school is now in session and to be aware of children walking and traffic in front of the schools.

PUBLIC COMMENT - none

ADJOURN

Being no further business to come before the Bellbrook City Council, Mayor Schweller declared the regular meeting adjourned at 8:03 PM.

Michael W. Schweller, Mayor

Pamela Timmons, Clerk of Council