

RECORD OF PROCEEDINGS
Minutes of Bellbrook City Council Regular Meeting
October 11, 2021

PRESENT: TJ Hoke
Ernie Havens
David Van Veldhuizen
Forrest Greenwood
Elaine Middlestetter, Acting Mayor

ABSENT: Mayor Schweller

ALSO PRESENT: City Manager Rob Schommer

REGULAR MEETING

Acting Mayor Middlestetter 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. Havens made a motion to excuse Mayor Schweller from the meeting. The motion was seconded by Mr. Greenwood. All were in favor and the motion passed 5-0.

APPROVAL OF MINUTES

Acting Mayor Middlestetter asked if anyone had any comments or corrections to the minutes of September 27, 2021. Hearing none she declared the minutes approved.

MAYOR'S ANNOUNCEMENTS

Acting Mayor Middlestetter introduced Mr. Tom Koogler, Greene County Commissioner.

Mr. Koogler provided a presentation and information about Issue 1 presented on the November election Ballot. The Issue would place a temporary increase to the County Sales tax of .25% to pay for the construction of a new County Jail. Mr. Koogler provided details and information to the need for a new jail, explaining the current jail is in deplorable condition and is out of date. Mr. Koogler introduced the Chief Deputy of the Greene County Sheriff's Office who explained the Greene County Jail has been under a federal consent decree since 1987 and jail personnel are working in unsafe conditions. Mr. Koogler summarized and provided an informational sheet regarding the project.

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Mr. Hoke inquired about any reduction in operational costs being considered toward savings in the cost of a new facility. Mr. Koogler indicated they are looking at that as they develop the 2022 budget and will be seeking any available grant funding.

Acting Mayor Middlestetter thanked the Commissioner for the information and presentation.

PUBLIC HEARING OF ORDINANCES - none

INTRODUCTION OF ORDINANCES - none

RESOLUTIONS - none

OLD BUSINESS – none

NEW BUSINESS – none

CITY MANAGER REPORT

Mr. Schommer reported the following:

- Employment positions of Planning and Zoning Administrator and Clerk of Council are underway. Planning and Zoning Administrator interviews are taking place next week and applications for Clerk of Council are dead lined at October 15.
- Various locations were visited with the City engineering contractor to review storm water draining issues. Additional locations and items will be examined in the upcoming weeks for further development of the Storm Water management system evaluation.
- 2022 budget work sessions have begun and will continue through October. The budget will consider a continuation of the funds under consideration with Issue 5.
- Issue 5 Renewal information page is on the City Website providing factual information about the renewal including it is not a new tax, and the effective tax rate is 13% lower than 2017. The webpage has detailed information about how the funds are used and will continue to be used to maintain essential safety and city services.
- The Downtown Streetscape Study Community Forum had a better-than-expected turnout. The feedback and input gathered will be included in the final report and an update will be provided

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at a future meeting. An additional objective is to identify alternative funding options for projects that would implement the study.

COMMITTEE REPORTS

Service – Mr. Greenwood reported that the Service Department has completed the hydrant flushing.

Safety – Mr. Hoke reported the Police Department had finalized the purchase of new weapons and targeting systems bringing the project in more than \$8,000 under budget. The Fire Department had a successful Open House with large groups of the community enjoying the event. Winners of the Fire Department coloring contest in the elementary schools have been announced and get to have breakfast at the Fire Station and be driven to school in a fire truck.

Finance – Dr. Van Veldhuizen reported the budget work sessions have begun and will continue through October, looking forward to reviewing and evaluating all the information.

Community Affairs – Mrs. Middlestetter reminded everyone the Museum will be holding Ghost Tours starting October 21. Contact City Hall to reserve a spot.

CLERK'S REPORT

- October 25 - 6pm Budget Work Session– Police & Fire Departments
- November 8 – 6pm Budget Work Session– Capital Improvement Plan
- November 22 – Introduction of 2022 Budget Ordinance
- December 13 - Public Hearing of 2022 Budget Ordinance

COMMENTS

Mr. Greenwood - none

Mr. Havens -none

Mr. Hoke -none

Dr. Van Velhuizen - none

Mrs. Middlestetter - none

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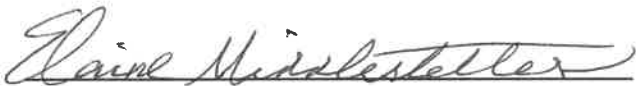
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PUBLIC COMMENT – Ms. Ashley Fernandez of Bledsoe Drive provided information about metastatic breast cancer. Ms. Fernandez was diagnosed in 2018 and wants to use her voice to make the community aware of metastatic breast cancer and asked the City to designate October 13th as “Metastatic Breast Cancer Awareness Day” through Proclamation. Ms. Fernandez provided information and documents with facts about metastatic breast cancer. Although the possibility of a Proclamation for October 13 2021 had passed, Ms. Fernandez requested support for the Proclamation post-date for continued awareness and for future years.

ADJOURNMENT

The Acting Mayor announced that there was no further business and adjourned the meeting at 7:36PM.



Elaine Middlestetter, Acting Mayor



Robert Schommer, Clerk of Council



City Council Meeting

October 11, 2021

Sign In Sheet – Please Print Clearly

Name	Address
Meredith Brinegar	2221 Ivy Crest Dr
Katherine Cyphers	[REDACTED]
SCOTT J. ANGER	GREENE COUNTY SHERIFF'S OFFICE
Dennis Emy	Greene County A.E.E.TF
Ashley Fernandez	1704 Bledsoe dr
Carlos Fernandez	1704 Bledsoe dr



Jail Project Fact Sheet

Facility:

- The current downtown Jail is 52 years old
- The current Sheriff's Administration Office is 100 years old
- The current jail presents major repair and upkeep costs
- There is no avoiding the construction of a new jail - the current County budget could not absorb the bond payment
- The new facility will replace the downtown jail, ADC, and Sheriff's Administration Offices, and Coroner's Office
- Current total square footage is approximately 300,000 square feet
- The new jail and office square footage will be approximately 150,000 square feet
- Currently there is a total of 382 beds, with 146 at the jail and 236 at the ADC
- The new jail will have 384 permanent beds with space for flexibility, treatment, etc.
- Preliminary plans are that the new jail would be built on Greene Way Boulevard next to the current ADC
- Estimates for the cost of the project is \$53M (2019 estimate)

Funding:

- Funds for new jail construction would come from a bond paid with funds from a **temporary** sales tax increase
- If approved, sales tax would change one-quarter of one percent, 0.25%, going from 6.75% to 7%
- Essential purchases such as grocery food, utilities, gasoline and prescriptions are **NOT taxed**
- A \$100 purchase would add 25 cents, a purchase up to \$397 would add less than \$1
- Nearly 80% of all counties in Ohio have 7% sales tax or higher
- Our surrounding counties are all at, or above, 7% sales tax
- Levy funds can be used only for construction, acquisition, equipping and repairing a detention facility
- Approximately 40% of the sales tax will be paid by people that do not live in Greene County
- No additional property taxes for Greene County property owners

Justice System:

- Only Judges and Court Officials such as magistrates have the authority to order someone to jail
- The Court orders the Sheriff to place individuals in custody – a person's incarceration is not the Sheriff's decision
- Risk assessments are performed by court staff to limit incarceration of low-security risk individuals
- This new facility has the potential to positively impact our entire community by providing rehabilitative services



Temporary Sales Tax Increase? What will it cost me?

Sales Tax in Greene County is currently 6.75% and applies to many purchases and services. What happens if that number goes to 7%?

		Taxable Purchase		
		\$1	\$10	\$100
	Sales Tax %			
<i>Current</i>	6.75%	\$0.07	\$0.68	\$6.75
<i>Proposed</i>	7%	\$0.07	\$0.70	\$7
What is the Difference in my Total Cost?		\$0.00	2¢	25¢

For \$100 it is only a quarter. Purchases up to \$397 would change less than \$1.

The cost for many purchases would not change at all. Essential items such as grocery food, utilities, gasoline, and prescriptions are **NOT TAXED**

All surrounding Counties have 7% or higher sales tax already:

Montgomery County	7.50%	Fayette County	7.25%
Clark County	7.25%	Miami County	7%
Clinton County	7.25%	Warren County	7%

Many people come to our County and make purchases – at The Greene, The Mall at Fairfield Commons, and CornerStone, plus our many local businesses. With sales tax, those visiting shoppers will help us pay for this new facility – with an estimate of up to **40% coming from visitors that live outside Greene County.**

This change would only be in effect long enough to cover the costs to build a new Greene County Correctional facility **then sales tax would revert back to 6.75%.**



Greene County Justice System

Project Communication Package



Summary of Purpose

The County's current 146-bed downtown jail is 52 years old and obsolete and under a Federal Consent Decree limiting capacity regardless of the number of individuals ordered into custody by the Courts. This has resulted in the Sheriff being forced to release sentenced individuals, a practice that would end with a new facility. The County's Adult Detention Center just outside downtown Xenia on Greene Way Boulevard was built in 2000 with a capacity of 236 beds. Both combined, the County's jail system has the capacity to house a total of 382.

In 2018, the County Commissioners published an RFQ for a Jail Needs Assessment Consultant and chose the firm HDR. The HDR analysis showed that Greene County criminal justice system is a well-functioning and efficient system that focuses on inmate outcomes, not just containment. Community based organizations have an integral role within the system and provide behavioral health services and are important components to the system's outcomes focus.

The end result of the Needs Assessment analysis indicated the County should abandon the current jail building. It presents numerous safety concerns and lacks sufficient areas to conduct critical operational functions and programs. Put simply, it does not contain the space required for current housing capacity nor the design required to accomplish modern correctional goals.

The County placed a sales tax initiative for a new jail and Sheriff's administration facility on the ballot in Spring of 2020. At the time the Country was entering the state of emergency for the COVID-19 pandemic. The normal election process was upended and it was a time when people were fearful and anxious. The measure was defeated.

While there may be several factors to the measure not passing, three common objections were identified:

500 beds are too many
Confusion about amount of proposed sales tax increase
Spend money on rehabilitation not confinement

The County listened to feedback from the community and has reduced the planned facility to 384 beds. The County also intends to publicize more facts about the proposed sales tax initiative as well as discuss the rehabilitation, mental health, and substance abuse services planned for the new facility.

The need for this new facility only grows. To help get facts about this worthy project out to voters before the November election, we are enlisting help from community partners willing to share the information in this packet.

We hope you will consider being one of those partners and sincerely thank you for your help.

Questions and Answers

Why do we need a new jail?

The County's current 146-bed downtown jail was built in 1969 and has been in constant 24/7 use for 52 years. The building presents major repair and upkeep costs with daily obstacles to the well-being and safety of the people it houses and the employees that work there. It is obsolete and unable to meet the needs and goals of a modern correctional facility.

How large is the proposed new jail?

The proposed new facility will accommodate 384 permanent beds. It will replace the downtown jail and the Adult Detention Center which currently house a total of 382 beds. The facility will be designed with the goal of containing "better beds" in a safe building that incorporates the effective correctional designs of an effective and modern facility. Though less overall total square footage than the current Jail, ADC and administrative offices (~300K sqft currently vs ~150K sqft in the proposed facility) the new space would contain much greater flexibility of use, consolidation of operations, both of which result in economies of scale.

Wouldn't our tax dollars be better invested in other community services?

This investment will ultimately help reduce recidivism and keep our community safer. Greene County officials are committed to being good stewards of taxpayer dollars. The investment in a modern facility helps us serve many of our region's most vulnerable citizens by allowing the County to better address the critical mental health and medical needs of the individuals in custody.

Where would the new facility be built?

Preliminary plans are to construct the proposed facility on the land adjacent to the current Adult Detention Center on Greene Way Boulevard just outside downtown Xenia.

Will the new facility replace only the downtown jail?

The facility will also replace the Adult Detention Center and will allow consolidation of the Sheriff's Administration offices that now operate from multiple different locations, as well as the Coroner's Office currently located in the building with the Sheriff's main administration office.

How much will the facility cost?

A \$53M estimate was included in the original Jail Needs Assessment performed in 2019 for construction of a 384-bed facility. Costs for materials and labor have increased sharply since that time and project costs will largely be driven by then current interest rates and final design.

How will the project be financed?

The County is placing Issue 1 on the November 2021 ballot that requests voter approval of a 0.25% temporary increase to sales tax. Once the final facility design is determined, the County would borrow funds to cover that estimated cost through a bond at the then-current interest rate and match the bond's terms to be covered by sales tax collections. If tax revenue exceeds expectations the bond would be paid off early and sales tax would revert back to the current 6.75%.

How would this sales tax increase change the cost of my purchases?

This increase is for one-quarter of one-percent or 0.25%. For example, only 25 cents more for a \$100 purchase. Purchases up to \$398 would change by less than one dollar. The cost for many essential purchases would not change at all, as they are not subject to sales tax. Things like grocery food, utilities and fuel including gasoline, prescription medicine, medical services and devices, would all continue to be sales tax-free.

How much would our sales tax be when Issue 1 passes?

7% - which is less than the average county sales tax across the entire State of Ohio. Nearly 80% of all counties in the State of Ohio pay 7% or higher sales tax. All counties around Greene County have at least 7% sales tax, with Montgomery County being the highest at 7.50%.

Why a sales tax increase?

We did not want to raise property taxes for Greene County property owners. With a sales tax, people from outside our County who come here to make purchases help us pay for this facility. Shoppers that come to The Greene Towne Center, the Beavercreek Mall at Fairfield Commons, Cornerstone Shopping Center, around WPAFB, and all the many local businesses in our cities and villages, help contribute to the cost of our facility by estimates of as much as 40%. Which seems fair because typically over 40% of the individuals housed in our jail do not live in Greene County.

What else will be purchased with dollars from this sales tax increase?

Ohio Revised Code (Section 5739.021) clearly states the funds can be used only for the construction, acquisition, equipping or repair of a detention facility in the County. Once the facility debt is paid off, the bond would be satisfied and action would be taken to revert sales tax back to the current 6.75%.

Why wouldn't we spend the money rehabilitating people instead of building a new jail?

Municipal Judges and Common Pleas Judges within our County order the Sheriff to take certain individuals into custody. It is not within the Sheriff's authority to try to rehabilitate a person instead of keeping them in jail. But if the jail is designed properly, services such as substance abuse treatment and rehabilitation can be provided while that person is there, improving their chance of recovery during incarceration to help avoid repeat offenses.

Why can't details be shared now about treatment programs to be provided in the new jail?

Medicaid, Medicare and most health insurance plans do not cover services while incarcerated. The majority of funding for mental health and substance abuse programs comes from State and Federal sources. Dollars from the proposed sales tax initiative cannot be spent on programs or operations. Without a facility in which to conduct those programs, we are unable to apply for related grants and funding. Existing programs from community partners such as TCN Behavioral Health, the Mental Health Recovery Board, the GreeneLeaf Residential Treatment Program, and other emerging community partners could be expanded to be more effectively provided given the proper facility space and design. While discussions are being conducted now with additional potential program providers, only once funding for this new facility is approved can solid plans be developed.



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Contact Information

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Major Kirk Keller, Jail Operations

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Major Shawn Prall, Law Enforcement

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REQUEST FOR MAYORAL MBC PROCLAMATION

Dear Mayor Schweller & Bellbrook City Council,

My name is Ashley Fernandez, and I grew up in Chicago, Illinois. However my Husband Carlos is serving in the U.S. Air Force, He is currently stationed at Wright Patterson AFB. We have been living in Bellbrook since May of 2019. In the Bledsoe community. I love living here, the small town feels and care about the town deeply. I am a volunteer of the METAvivor Research and Support national organization (www.metavivor.org). #LightUpMBC is a national campaign that was created to educate the public on metastatic breast cancer, and raise research funds to extend the lives of stage IV metastatic breast cancer patients. This disease takes the lives of 115 Americans every single day.

As most of you know October is covered in pink and Awareness is key. This proclamation is important to myself and family because I am currently living with Metastatic Breast Cancer (MBC)/ Stage 4. Ribbons don't save lives, only research can. MBC is the only cancer that kills.

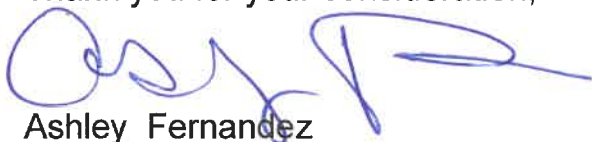
Please consider honoring my request to issue a proclamation publicly recognizing October 13, 2021 as National Metastatic Breast Cancer Day.

Senate President Sweeney did this last year in the New Jersey Legislature and over 24 NJ towns issued local proclamations. I ask for your support via local involvement to bring awareness and save lives to the public in Bellbrook.

A proclamation template is attached. I would appreciate you notifying me which meeting dates in October would best work for me to attend as a METAvivor volunteer. I would be happy to accept and share my story.

For more information on this campaign, please visit www.metavivor.org/lightupmbc

Thank you for your consideration,



Ashley Fernandez

1704 Bledsoe Dr.
Bellbrook, OH 45305

MBC Facts -- 2021

- Breast Cancer is the most common cancer among women in the world
- There is no cure for Metastatic Breast Cancer, also known as Stage IV or advanced breast cancer
- 685,000 people a year die from metastatic breast cancer globally
- Over 43,000 die each year in the U.S.alone. That's equivalent to 115 people per day!
- Less than 5% of of U.S. breast cancer research funding goes to MBC research
- 98% of all deaths from breast cancer are from metastatic breast cancer
- MBC spreads mostly to bones, liver, lungs and brain
- Black women/ Hispanixs have 40% higher mortality rate than caucasian women
- Men also have breast tissue and can get breast cancer too (1 in 833)
- MBC patients are in treatment for the duration of their life
- Only 22% of U.S. MBC patients live longer than 5 years, Only 11% live longer than 10 years

- MBC patients don't always look sick because this disease can be invisible from the outside
- Young people do get diagnosed with breast cancer
- 25-30% of breast cancer survivors will have a recurrence as MBC
- MBC can recur from several months to 25+ years after successful early stage treatment
- Stage 0 Breast cancer can return as Stage 4. It is not sequential.
- 6-10% of MBC patients are De Novo, diagnosed MBC from the start
- Every 3 months MBC patients are scanned to look for progression
- There is no exact data of how many currently live with MBC due to lack of SEER info

- The MBC ribbon is teal, pink and green, designed and trademarked by METAvivor volunteers
- MBC patients often feel invisible and forgotten in the pink ribbon campaigns



Ohio Revised Code

Section 5.2291 Metastatic Breast Cancer Awareness Day.

Effective: March 13, 2013

Legislation: Senate Bill 199 - 129th General Assembly

The thirteenth day of October is designated as "Metastatic Breast Cancer Awareness Day" to raise public awareness and understanding of breast cancer that has spread through the bloodstream to other parts of the body.