

**BELLEFONTAINE CITY COUNCIL
MINUTES FOR TUESDAY, JUNE 24, 2025
7:30 pm**

CALL TO ORDER: Zeb Wagner
PLEDGE & INVOCATION:
ROLL CALL: James - absent
Reser *First Chair*
Springs
Aler
Baker
Davis
Fitzpatrick *Minister*

Motion to excuse the absence of Mrs. James, moved by Springs, seconded by Reser V Ayes

SUSPENSION READING OF MINUTES: Moved by Springs, seconded by Aler V Ayes

CORRECTIONS/ADDITIONS: none

President Wagner reads a statement from Mrs. James on her position on the annexation ordinance, (copy att to clerk's official minutes) explaining that after listening to constituents in her district she would not support the annexation.

President Wagner explains that Ohio Revised Code and Council Rule requires two thirds majority of elected members of council to overturn the Mayor's veto. In order for the ordinance to prevail it would need five votes.

ADMINISTRATION REPORTS:

Mayor - Asks for an appointment to the Board of Building Code Appeals 5 year term, Bryn Daring-Stewart agreed to accept another 5 year term.

Motion to reappoint Bryn Daring-Stewart to a 5 year term on the Board of Building Code Appeals moved by Reser, seconded by Aler V Ayes

S/SD- The administration has been approached by Logan County Co-op concerning their franchise agreement. We have an open agreement with AES. Co-Op is a closed agreement. This impacts how they can provide services when their territory overlaps. Co-Op has requested that we consider granting to them an open franchise agreement. *President Wagner assigns to this issue to Mr. Davis and the Utility Committee*
Hydrant flushing will begin citywide on July 7th.

Hiring for multiple positions within the city including Street Department, Water Department, Sanitation Department. Also looking for a qualified candidate for the Police Department.

With the high heat this week, city crews are still out doing the work for the city. Allowance has been made for Street Department to start their day earlier. Some are starting at 5 am to avoid the worst of the heat.

Law - A big change in the way City Council has advertised their public notices. Ohio Revised Code allows the city to either publish their notices for all city matters via the local newspaper. This has been the Examiner who has been a great partner for the city. There is also a State website where you can post public notices but it has been cumbersome to navigate. The city will now post all notices for all meetings in real time, 24/7 on the city's website, top left corner under meeting notices. In addition to the website it will be published on the city's facebook page. Thanks Amber Palmer, our code enforcement officer, for getting this off the ground.

Auditor - Speaks to Resolution 25-41 amending a previous resolution (R25-106) that created a debt service fund for bond issuance for parks and rec development. Under the recommendation of our auditors they are recommending that this be moved to a special project fund.

Police Chief - One cruiser has gone to production and we should receive it in 2-3 weeks. One is at the city garage from last year's order.

The sergeants process wrapped up on Saturday. Only two successfully made it through the end process and both will be promoted, Officer Aaron Long and Officer Andrew Pert. Will also be swearing Zach Sheeley from the sheriff's department. With retirements and resignations we will be three officers short.

Canine Chicken season is here and tickets will be available soon.

Fire Chief - Not present

Engineer- Speaks to Resolution 25-42 on the agenda concerning Habitat for Humanity. They operate a resale store on

CR 130 and CR 57. They used to get their water from a shared well which it is no longer operable for well water. They are asking to connect to our city services.

Utilities- Not present

Parks & Rec- Great month for parks with 2 tournament weekends. There were 111 teams playing at our ball fields. The city pool is off and running. Lots of projects well underway. Pickleball Courts are expanding from 4 to 8. Resurfacing company will come in for repaint and stripping. The 2nd weekend in July will have another tournament with 60 teams coming in.

Economic Dev- Not present

Downtown Dir- Not present

Cty Commiss- Here representing the county. Making a visit to make sure that we work together.

REPORTS OF STANDING COMMITTEES:

Finance – Explained ordinances/resolutions on the agenda.

Rules - Explained ordinance on the agenda.

Safety - There will be a committee meeting on Thursday the 26th at 1 pm in Council Chambers to discuss riding e-bikes in the city.

Utilities - Explained resolution on the agenda. Will be scheduling a utility meeting regarding the franchise agreement for Lo Co Co-Op.

Streets - Spoke with Chief Marlow about vehicles sticking out in parking spaces downtown.

Sidewalks, Curbs & Parks -No report

Audit – No report

COMMUNICATIONS FROM CITIZENS: Diane Hager, 1105 Milligan Rd. here to remind council that they are sitting here for their constituents. They must support the mayor on his veto. Residents do not want a solar farm and if you overturn the Mayor's veto who are you representing. Consider who you are representing.

Concerning Mr. Levans proposition for single family dwelling, multiple family dwellings and group homes. Questions group homes due to the situation where Mrs. Green was murdered by a group home resident. Before council approves Mr. Levan's plans, she asks that council explore what he means by group homes.

Larry Novac, 152 Lakewood, here to speak to the issue of the annexation. We need to be energy independent and we need to invest in clean energy. A vote for the future. Asks that this council vote to override the Mayor's veto.

Mark Schneider, 2068 TR 56, the solar issue is dividing our community. Council is just voting for an annexation. Mr. Duff would like to find use for the property. In this balance you must consider the community as a whole. Mr. Duff has spoken about 3 other uses for this land. These other uses can be done without annexation. The Lake Township zoning regulations, under conditional uses (D1) public service facility, food processing, wholesale and warehousing, transport terminals and states he would not be opposed to any of these things. The Duffs could very easily, under the existing zoning in place, file a letter for conditional use for the property. They can accomplish what they want except for the solar. Currently to vote for the annexation you are giving the land owner some options. To vote for the annexation would be alienating the County Commissioners, Township Trustees, the Mayor and the constituents. Why would you vote against them. Treat everyone the same is all he is asking. Consider long term consequences. Pay the price in November if you vote against the constituents.

Dave Swanson, 1711 Oakforest Dr., Roundrock TX, Hodson Energy. This city wants to expand and 200 acres will be added to the city as part of this annexation. Other cities are buying land to expand their growth. If the annexation does not occur, the tax revenue from other sources, manufacturing, hog farms, chicken farms, data center, will not be given to the city. A vote no will not get one tax dollar if it is not annexed. The Mayor's statement from 2 weeks ago was letting citizens know that annexation means solar. Annexation does not mean solar. Many more approvals will be needed if it is to become solar. He has many offers to do other things. Growing the city by 200 acres, the tax revenue will not be recognized if you do not give the land owner the opportunity to build what they need or want. This has already passed 5 to 2, do you want to set a precedence for the future of the Mayor to veto what you already voted for.

Scott Duff, 9085 O'Connors Point Dr., finally to the finish line. Thanks the council for their vote. It is not a vote for solar. We would bring other options if solar is voted down. The water is there and we want utilities that the township cannot provide. We want to take this 200 acres and make a viable property for our families. Otherwise it will just set there. Give us the opportunity to use the rules and regulations that Council has set. Do you want the Mayor to be able to just veto things. With the annexation we are giving the city the opportunity to take control of this property. He will develop this. Does not want to use the land for hog/chicken farms, not good for the city. But if there is solar there is a productive/progressive city. Asks Council to please vote for the annexation.

Sue Neer 3743 Logan Rd., tonight's meeting has the opportunity to set a precedence going forward on making a decision to

annex this property into the city. The County Commissioners already voted that this property meets all the requirements to be annexed even though they all do not support solar. The idea to let the Mayor's veto stand based solely on the chance that there might be solar is just ridiculous. That discussion should happen when and if a solar project is presented for approval. This is just about annexation. If it fails because of what may be done to the property at a later time then Council is discouraging any person or business from wanting to do business in Bellefontaine. Asks that Council stand by their original vote for the annexation and talk about solar later.

Donald Poe, 1173 Erie St., here to encourage the council to vote for the annexation. Encourages the city to generate solar on their buildings. Disagrees with the Mayor. Bringing solar to the city does benefit citizens so that taxes are not being increased to pay for energy. The schools can use the revenue to generate income for the city. The new amendment covers the concern of clean up by posting a bond to clean up used solar.

Steve Jenkins, 2839 TR 56, hog farms/chicken farms are a ridiculous assumption. Solar is the plan. Materials for solar panels come from China. They are an environmental pollutant. Thirty cents of every dollar for these panels are government credits which are our tax dollars. Mr. Duff has done a lot of good for our community and has property rights but so do the people that live in that area. Praises the Mayor for his statement. Asks that City Council reconsider their vote and support the Mayor's veto.

Carol Adkins, 556 N. Madriver, here in support of solar. This community needs to be focused on how they are going to increase their income.

INTRODUCTION OF ORDINANCES:

1. ORDINANCES FOR 1ST READING

25-39 A. AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO GRANT POWER OF ATTORNEY TO PRIORITY POWER MANAGEMENT, LLC FOR NATURAL GAS AGGREGATION SERVICES AND DECLARING AN EMERGENCY. **FINANCE**

3RR- Moved by Springs, seconded by Reser V Ayes
 Passage-
 Adoption-

R25-40 B. A RESOLUTION TO ADJUST THE CITY'S CAPITAL ASSET THRESHOLD. **FINANCE**

Adoption- Moved by Springs, seconded by Reser V Ayes

R25-41 C. A RESOLUTION AMENDING DEBT SERVICE FUND TO RECREATIONAL IMPROVEMENTS FUND AND ESTABLISHMENT OF NEW REVENUE AND EXPENSE ACCOUNTS. **FINANCE**

Adoption- Moved by Springs, seconded by Baker V Ayes

R25-42 D. A RESOLUTION AUTHORIZING THE EXTENSION OF CITY WATER LINES AND SERVICES OUTSIDE THE CORPORATION LINE OF THE CITY OF BELLEFONTAINE, OHIO TO SERVE THE 1.423 ACRE PARCEL OWNED BY HABITAT FOR HUMANITY OF LOGAN COUNTY OHIO INC. **UTILITY**

Adoption- Moved by Davis, seconded by Aler V Ayes

2. ORDINANCES FOR 2ND READING

25-35 A. AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS AND AMENDING THE PERMANENT APPROPRIATIONS ORDINANCE FOR PURPOSES OF PARKS, POOL AND FIRE DEPARTMENT AND DECLARING AN EMERGENCY. **FINANCE**

3RR- Moved by Springs, seconded by Aler V Ayes
 Passage- Moved by Springs, seconded by Reser V Ayes
 Adoption- Moved by Springs, seconded by Reser V Ayes

25-36 B. AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR PARKS SUPERINTENDENT TO SEEK PROPOSALS AND/OR ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE HARMON PARK PROJECT AND DECLARING AN EMERGENCY. **FINANCE**

3RR- Moved by Springs, seconded by Aler V Ayes
Passage- Moved by Springs, seconded by Reser V Ayes
Adoption- Moved by Springs, seconded by Fitzpatrick V Ayes

25-37 C. AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR AND/OR PARKS SUPERINTENDENT TO SEEK PROPOSALS AND/OR ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE DESIGN OF THE NEW HOFFMAN MUNICIPAL SWIMMING POOL PROJECT AND DECLARING AN EMERGENCY. **FINANCE**

3RR- Moved by Springs, seconded by Baker V Ayes
Passage- Moved by Springs, seconded by Baker V Ayes
Adoption- Moved by Springs, seconded by Baker V Ayes

3. ORDINANCES FOR 3RD READING

25-32 A. AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS AND AMENDING THE PERMANENT APPROPRIATIONS ORDINANCE FOR PURPOSES OF PARKS AND DECLARING AN EMERGENCY. **FINANCE**

Adoption- Moved by Springs, seconded by Reser V Ayes

4. ORDINANCES FOR RECONSIDERATION

25-31 A. AN ORDINANCE ACCEPTING APPLICATION FOR ANNEXATION OF CERTAIN TERRITORY/ REAL ESTATE TO THE CITY OF BELLEFONTAINE, OHIO, CONTAINING 200.827 ACRES, OWNED BY DUFF QUARRY, INC., LOCATED IN LAKE TOWNSHIP ADJACENT TO THE CITY **RULES**

President Wagner gives all members of Council the opportunity to speak to this ordinance.

Mrs. Baker reminds that the ordinance that is before us is for residential annexation and is not for solar.

Motion to reconsider Ordinance 25-31 moved by Fitzpatrick, seconded by Reser

*V Ayes, Springs-no
Aler-no*

This veto prevails and the ordinance fails

COMMUNICATIONS FROM CLERK: none

COMMUNICATIONS FROM COUNCIL: none

ADJOURNMENT – 8:34 pm moved by Davis, seconded by Fitzpatrick

Bonnie Hosier, Clerk of Council

Zeb Wagner, President of Council