

Get The Facts

Proposed

Public Safety Levy



Vote
Nov 4

The City of Bellbrook is at a crossroads: increase funding to maintain current public safety services or reduce public safety services.

Over the past few years, City officials have communicated the need to increase revenue to maintain public safety service levels. During that time, the fund balances for police and fire have been depleted and can no longer support current public safety operations, absent a significant subsidy from the General Fund. Currently, Public Safety operations require a \$600,000 subsidy to meet service levels. A proposed 2.2 mill levy on the ballot November 4 would establish a Public Safety Fund generating needed funds to maintain current public safety service levels. The funds would be restricted to public safety only, meaning police, fire, and EMS.

The proposed levy of 2.2 mills amounts to \$77 annually for every \$100,000 of appraised value. The levy would provide \$610,000 for Public Safety Services funding only. The funding is not for any expansion or added services; it is only status-quo to maintain the current levels of public safety services.

The City is committed to being open, honest, and transparent. In addition to the Financial Transparency Center, the City will be holding public discussion forums to provide voters with the information they need to make an informed decision. All information provided is intended to be specific, enabling voters to determine what level of public safety services they expect from the City of Bellbrook.

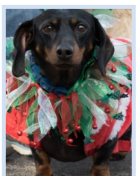


We are committed to putting the ultimate decision in the hands of the voters by providing accurate and concise facts and information regarding the finances and operations of Bellbrook. For additional information about the proposed November 4 ballot issue for a 2.2 mill Public Safety levy, please contact City Hall at 937-848-4666 or visit www.bellbrook.gov/page/GetTheFacts.

Sugar Maple Festival



The City of Bellbrook is pleased to announce the 45th Annual Sugar Maple Festival (SMF) will be held in beautiful & historic downtown Bellbrook on April 25-27, 2025. This year, we are excited to announce the return of our expanded entertainment tent, extended beer garden hours, and two nights of amazing entertainment from two very popular local bands: Britches Down (Friday night) and Stranger (Saturday night).



New this year, coffee and donut vendors will be open during the parade, and the Bellbrook Fire Department will be hosting a Hot Dog Eating Contest! With an emphasis on safety and security, festival goers will see enhanced precautions with extra barriers at street entrances around the festival areas.



As in years past, the SMF will feature activities for everyone, including live music, a parade, free children's activities, crafts & food vendors, a 5K run/walk, a dog show, and authentic maple syrup!

For detailed information about the exciting events, complete schedule, and a list of food and craft vendors, be sure to visit www.sugarmaplefestival.com. We can't wait to see you there!

Community Calendar



April

Throughout April:

Bellbrook Historical Museum – Rotating Exhibit: Bellbrook Schools Throughout the Years

Wednesday, April 2:

Bellbrook Lions Club Meeting (open to the public) at 7:00 pm

Bellbrook-Sugarcreek Park District – Garlic Mustard Pull at 5:00 pm

Thursday, April 3:

Bellbrook-Sugarcreek Chamber of Commerce – Monthly Luncheon Meeting at 12:00 pm

Bellbrook-Sugarcreek Park District – Active Adults Walking Club at 9:30 am

Wednesday, April 9:

Bellbrook-Sugarcreek Park District – Garlic Mustard Pull at 5:00 pm

Bellbrook-Sugarcreek Community Support Center – Moving Sale at 9:00 am

Thursday, April 10:

Bellbrook-Sugarcreek Community Support Center – Moving Sale at 9:00 am

Friday, April 11:

Bellbrook-Sugarcreek Community Support Center – Moving Sale at 9:00 am

Saturday, April 12:

Bellbrook-Sugarcreek Community Support Center – Moving Sale at 9:00 am

Monday, April 14:

Bellbrook City Council Meeting at 7:00 pm

Tuesday, April 15:

Bellbrook Board of Zoning Appeals/Property Review Commission Meeting at 6:30 pm

Wednesday, April 16:

Bellbrook Lions Club Meeting (open to the public) at 7:00 pm

Thursday, April 17:

Bellbrook Planning Board Meeting at 6:00 pm

Friday, April 18:

Good Friday (City offices closed)

Saturday, April 19:

Bellbrook-Sugarcreek Park District – Spring Wildflowers & Foraging at 2:00 pm

Sunday, April 20:

Easter

Wednesday, April 23:

Bellbrook Garden Club – Nature Preserve Tour at 10:00 am

Winters-Bellbrook Community Library & Bellbrook-Sugarcreek Park District – Walk & Talk Book Club at 6:30 pm

Bellbrook-Sugarcreek Park District – Garlic Mustard Pull at 5:00 pm

Friday, April 25:

Sugar Maple Festival at 5:00 pm

Saturday, April 26:

Sugar Maple Festival at 10:00 am

Bellbrook-Sugarcreek Community Support Center Grand Re-Opening (open during Sugar Maple Festival)

Bellbrook Open Arms Health Clinic – Tent at the Sugar Maple Festival

Sunday, April 27:

Sugar Maple Festival at 10:30 am

Bellbrook-Sugarcreek Community Support Center – Grand Re-Opening (open during Sugar Maple Festival)

Sunday, April 27 (continued):

Bellbrook Open Arms Health Clinic – Tent at the Sugar Maple Festival

Monday, April 28:

Bellbrook City Council Meeting at 7:00 pm

Tuesday, April 29:

Winters-Bellbrook Community Library – Edible Native Plants at 4:30 pm

Wednesday, April 30:

Bellbrook-Sugarcreek Park District – Garlic Mustard Pull at 5:00 pm

May

Throughout May:

Bellbrook Historical Museum – Rotating Exhibit: Bellbrook Schools Throughout the Years

Thursday, May 1:

Bellbrook-Sugarcreek Park District – Summer Camp Registration Opens at 8:00 am

Bellbrook-Sugarcreek Chamber of Commerce – Monthly Luncheon Meeting at 12:00 pm

Bellbrook/Sugarcreek Township Community Garage Sales (times vary)

Friday, May 2:

Bellbrook/Sugarcreek Township Community Garage Sales (times vary)

Saturday, May 3:

Bellbrook/Sugarcreek Township Community Garage Sales (times vary)

Tuesday, May 6:

Primary/Special Election (Voting Day)

Wednesday, May 7:

Bellbrook Lions Club Meeting (open to the public) at 7:00 pm

Saturday, May 10:

Winters-Bellbrook Community Library – Triple Crown Hiking Adventure at 10:00 am

Monday, May 12:

Bellbrook City Council Meeting at 7:00 pm

Tuesday, May 13:

Bellbrook Village Review Board Meeting at 6:00 pm

Thursday, May 15:

Bellbrook Planning Board Meeting at 6:00 pm

Saturday, May 17:

Bellbrook Garden Club – Annual Plant Sale at 9:00 am

Tuesday, May 20:

Bellbrook Board of Zoning Appeals/Property Review Commission Meeting at 6:30 pm

Wednesday, May 21:

Bellbrook Lions Club Meeting (open to the public) at 7:00 pm

Monday, May 26:

Memorial Day (City offices closed)

Tuesday, May 27:

Bellbrook City Council Meeting at 7:00 pm

Wednesday, May 28:

Bellbrook Garden Club – Weeding/Planting Flowers at 10:00 am

Winters-Bellbrook Community Library & Bellbrook-Sugarcreek Park District – Walk & Talk Book Club at 6:30 pm

Saturday, May 31:

Winters-Bellbrook Community Library – Summer Reading Kickoff at 10:00 am

Community Calendar



June

Throughout June:

Bellbrook Historical Museum – Rotating Exhibit: Bellbrook Schools Throughout the Years

Tuesday, June 3:

Winters-Bellbrook Community Library – The Wave Foundation Sharks at 2:00 pm

Bellbrook Village Review Board Meeting at 6:00 pm

Wednesday, June 4:

Bellbrook Lions Club Meeting (open to the public) at 7:00 pm

Thursday, June 5:

Bellbrook-Sugarcreek Chamber of Commerce – Monthly Luncheon Meeting at 12:00 pm

Monday, June 9:

Bellbrook City Council Meeting at 7:00 pm

Saturday, June 14:

Flag Day

Tuesday, June 17:

Bellbrook Board of Zoning Appeals/Property Review Commission Meeting at 6:30 pm

Wednesday, June 18:

Bellbrook Lions Club Meeting (open to the public) at 7:00 pm

Thursday, June 19:

Juneteenth (City offices closed)

Monday, June 23:

Bellbrook City Council Meeting at 7:00 pm

Tuesday, June 24:

Winters-Bellbrook Community Library – Reptile Adventure at 2:00 pm

Wednesday, June 25:

Winters-Bellbrook Community Library & Bellbrook-Sugarcreek Park District – Walk & Talk Book Club at 6:30 pm

Bellbrook Garden Club – Tour Onederings Lavender Farm at 10:00 am

Thursday, June 26:

Bellbrook Planning Board Meeting at 6:00 pm

July

Throughout July:

Bellbrook Historical Museum – Rotating Exhibit: Bellbrook Museum Log Cabin 200th year

Tuesday, July 1:

Bellbrook Village Review Board Meeting at 6:00 pm

Wednesday, July 2:

Bellbrook Lions Club Meeting (open to the public) at 7:00 pm

Friday, July 4:

Independence Day (City offices closed)

Tuesday, July 8:

Winters-Bellbrook Community Library – Columbus Children's Theater at 2:00 pm

Winters-Bellbrook Community Library – Adult Game Night at 6:30 pm

Monday, July 14:

Bellbrook City Council Meeting at 7:00 pm

Tuesday, July 15:

Bellbrook Board of Zoning Appeals/Property Review Commission Meeting at 6:30 pm

Wednesday, July 16:

Bellbrook Lions Club Meeting (open to the public) at 7:00 pm

Thursday, July 17:

Bellbrook Planning Board Meeting at 6:00 pm

Wednesday, July 23:

Winters-Bellbrook Community Library & Bellbrook-Sugarcreek Park District – Walk & Talk Book Club at 6:30 pm

Bellbrook Garden Club – Evening Meeting at 6:30 pm

Saturday, July 26:

Winters-Bellbrook Community Library – Bad Art for Adults at 10:30 am

Monday, July 28:

Bellbrook City Council Meeting at 7:00 pm

Tuesday, July 29:

Winters-Bellbrook Community Library – Bookmobile Booksale at 2:00 pm

Thursday, July 31:

Winters-Bellbrook Community Library – Summer Reading Finale at 10:30 am

Bellbrook Historical Museum



Booked at the Museum



Exciting news from the Historical Museum – you're invited to join our new book club! If you love to read, join us at the Museum as we dive into captivating stories that connect with museum artifacts, historical topics, and authors from Ohio. Our book club kicks off on April 28 at 7:00 pm, where we will explore this month's selection: *Uncommon Type* by Tom Hanks.

This is a wonderful opportunity to connect with fellow book lovers and spark meaningful discussions. But that's not all! We'll have light refreshments to enjoy, as well as themed door prizes! Have questions or want more information? Feel free to call **937-848-2415** or email a.gibbs@bellbrook.gov. We can't wait to see you there and share a love for literature and history! Stay tuned for more book club events coming your way!

Volunteers Needed

The Bellbrook Historical Museum is seeking volunteers! If you have a passion for our community's rich history and enjoy sharing your knowledge while exploring and preserving the past, this is the perfect opportunity for you. Volunteering at our museum allows you to engage with fellow history enthusiasts, contribute to meaningful projects, and help to bring our local history to life for visitors of all ages. If you or someone you know is interested, please contact the curator at **937-848-2415** or a.gibbs@bellbrook.gov.



The Bellbrook City Council serves as the City's legislative and policy-making body. It consists of a mayor and six council members who are elected at large on a non-partisan basis. The Council invites you to attend its regular meetings, which are held each month on the second and fourth Mondays at 7:00 p.m. (unless otherwise noted). For more information about the Bellbrook City Council, past meetings, or current issues, please contact the City Administration Department at **937-848-4666** or visit the City Council page on our website at www.bellbrook.gov/page/council_home.

The City of Bellbrook offers a variety of opportunities for community involvement through its various boards and commissions, including the Planning Board, Board of Zoning Appeals and Property Review Commission, Village Review Board, Records Commission, Historical Museum Trustees, and the Charter Advisory Commission. Vacancies on these boards and commissions occur regularly, and we encourage citizens interested in becoming more engaged in their community to reach out to the City Administration Department at **937-848-4666** to express their interest for future vacancies. All applicants must be registered voters.

Message from the Mayor



Hello friends and neighbors! It seems Spring has sprung, and I hope everyone is as excited as I am to enjoy the great outdoor spaces our community has to offer. The residents asked for improvements to the safety and walkability of downtown Bellbrook, and the streetscape projects we recently completed have delivered. We continue to identify ways to make improvements within Bellbrook, and we count on hearing from residents to establish priorities for the community. Our goal is to continuously improve the safety and quality of life in Bellbrook.

Since we have launched the Financial Transparency Center, which is available on the City of Bellbrook homepage of our website, we have been able to detail how your tax dollars are used to provide high-quality services to Bellbrook residents. We remain committed to the priorities given to us by our residents, and we often hear that public safety is a top priority for almost everyone. Bellbrook currently enjoys excellent public safety services from our police, fire and EMS personnel, who work hard to keep Bellbrook one of the safest and highest valued communities in the region.

Due to significant cuts in the Local Government Fund from the State, a variety of other reduced funding and State governmental effects, as well as the overall effect of the economy, our current Public Safety funds are no longer able to fully fund our current level of public safety services. To maintain our current level of public services, a significant subsidy is provided by the General Fund. While this method of funding is permissible, it clearly is not sustainable for the long term.

We are at the point where a decision has to be placed in the hands of our residents regarding public safety services. To make that decision, we must place a proposed 2.2 mil Public Safety Levy on the November 4 ballot which will provide the needed funding to fill the gap to maintain the current level of public safety services. We will work hard to provide residents with the information necessary to make an informed decision about public safety services in Bellbrook. In this regard, we have established a 'Get The Facts' page on our website, and we will be holding public information sessions to answer questions and continue gathering input and feedback on how to better serve the community. We intend to keep Bellbrook one of the region's safest and most desirable cities to live in. I urge you to visit www.bellbrook.gov, reach out to any City official, or attend any public meeting to get the information you need to make your decision.

Acknowledging these challenges, we remain committed to operate our City efficiently and transparently, making certain no resource is wasted, while continuing to provide the best service possible. I encourage you to reach out to me, other Council members or City Administration with questions, challenges or comments. Happy Spring Bellbrook!

Mayor Mike Schweller

Village Review Board Welcomes New Members

During the Village Review Board meeting on March 4, 2025, two new members, Stefanie Senkiw and Kelly Hodson, were welcomed following their recent appointments by the City Council.

Their addition to the Board marks an exciting chapter for the community, as they will play an essential role in helping to guide development and design in downtown Bellbrook.

This historic part of the City is cherished for its unique character and charm, and the insights and expertise that Stefanie and Kelly bring are expected to greatly enhance the Board's efforts, as their appointment fills the remaining vacancies.

Their contributions will be crucial as the district continues to evolve, ensuring it remains a vibrant and inviting place for residents and visitors alike.

Employee News



The City is excited to welcome Dakota Cox to the Bellbrook Police Department as a full-time police officer! We encourage everyone in the community to take a moment to introduce themselves and welcome him when you see him around town.

The City is also pleased to congratulate Christopher Blanken on his promotion from part-time firefighter/paramedic to full-time status. Christopher has dedicated five years of service to the Fire Department.

Mayor Schweller officially swore in Dakota and Christopher at the City Council meeting on March 10, 2025. Thank you, Dakota and Christopher, for your commitment to keeping our community safe!



Fire Department



The Bellbrook Fire Department is a combination department with seven full-time employees and thirteen part-time employees. The fire services provided to the residents of Bellbrook have a Class 2 Public Protection Classification, placing the community in the top 3% of those evaluated nationwide. The Department operates two engines, one ladder truck, three ambulances, and three staff/support vehicles. They have eleven paramedics, nine emergency medical technicians (EMTs), and one medical director.

Spring into Safety: Fire Prevention Tips from Your Fire Chief

As the winter snow melts and the flowers begin to bloom, spring brings with it a sense of renewal and rejuvenation. It's also the perfect time to focus on fire prevention efforts. As your Fire Chief, I urge you to take proactive measures to ensure the safety of your home, loved ones, and community. Here are some essential tips to keep in mind:



- 1. Check Your Smoke Alarms:** With the changing seasons, it is important to test and replace the batteries in your smoke alarms. Smoke alarms save lives, but only if they're working properly. Make sure you have smoke alarms installed in every bedroom, outside each sleeping area, and on every level of your home.
- 2. Clean Your Dryer Vents:** Over the winter, lint can accumulate in your dryer vents, creating a serious fire hazard. Before the warmer weather sets in, take the time to thoroughly clean your dryer vents. This not only prevents fires but also helps your dryer run more efficiently.
- 3. Inspect Your Outdoor Grilling Area:** As spring arrives, many of us are excited to fire up the grill. Before doing so, ensure that your grill is clean and free of old grease buildup. Check for critters that may have made a home in your grill during the winter. Position it at least ten feet away from your home and any flammable materials. For propane grills, inspect the gas tank hose for leaks. If you use charcoal, remember to properly dispose of your ashes. Never leave a grill unattended, and always keep a fire extinguisher nearby, just in case.
- 4. Be Cautious with Outdoor Burning:** As the weather warms up, many people enjoy outdoor burning activities, such as campfires or yard waste disposal. Before lighting any fire, be sure to familiarize yourself with Bellbrook's Burning Requirements and Regulations. Never leave a fire unattended, and make sure to have a bucket of water or a fire extinguisher nearby. Additional information can be found at Bellbrook's Open Burning Guidelines.

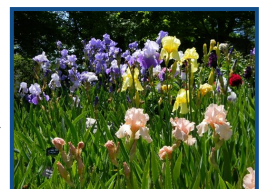
By following these springtime fire prevention tips, you can help protect your family and property from the dangers of fire. Fire prevention is a year-round effort, but taking proactive steps now can make a significant difference in keeping your loved ones safe. As always, if you have any questions or concerns, don't hesitate to call us at **937-848-3272**. Stay safe, stay prepared, and enjoy the fresh air of spring!

Springtime Weather Safety Tips from Your Fire Department



As we shake off the chill of winter and welcome the warmer temperatures of spring, it is important to remember that the change in season brings new safety considerations. Spring weather can be unpredictable, with everything from rainstorms to high winds. To ensure you and your family are prepared for whatever spring brings, your fire department offers these essential safety tips:

- 1. Be Prepared for Severe Weather:** Spring is known for unpredictable weather, including thunderstorms, high winds, and even the potential for tornadoes. To keep your family safe, it is crucial to have a weather plan in place. Monitor local forecasts and be aware of any warnings or alerts for your area. Ensure that everyone in your household knows where to go in case of a severe storm, such as a basement or storm shelter. Keep a weather radio or app handy to stay informed, and always have an emergency kit stocked with essentials like flashlights, batteries, first aid supplies, and non-perishable food.
- 2. Stay Safe During Flooding:** Spring rain can sometimes lead to flooding in low-lying areas. If you live in a flood-prone area, know your flood risks and have a flood plan in place. Keep important documents in a safe, water-resistant container and always evacuate if directed to do so. Never drive through flooded roads, as just a small amount of water can cause your car to become stranded or swept away.
- 3. Be Mindful of Changing Weather Conditions:** Spring temperatures can vary greatly, so it is important to be prepared for sudden weather changes. Dress in layers to stay comfortable, and keep an eye on changing forecasts, especially if you're planning outdoor activities. Always have a weather app or a portable weather radio on hand to stay informed about potential storms or sudden temperature drops.



In Conclusion

Spring brings both beauty and risk, but by staying informed and following safety guidelines, you can enjoy the season with confidence. From preparing for severe weather to ensuring fire safety during outdoor activities, the fire department is here to help you keep your home and family safe. If you have any questions or need additional safety resources, don't hesitate to reach out to your fire department at **937-848-3272**.



About the Bellbrook Service Department

The Bellbrook Service Department operates and maintains the water system serving the City and parts of Sugarcreek Township. Currently, the City has one employee with a Class 2 Operator's License and four employees with a Class 1 Operator's License.

The Ohio EPA requires the City to have a minimum of one employee with a Class 1 Operator's License. The water system serves over 9,200 people in the City and Township. The Department also maintains City streets, storm sewers, and City buildings.

Upcoming Waste Collection Delays



Please note that waste and recycling collection will be delayed by one day due to the Memorial Day and Independence Day holidays.

Waste and recycling collection will occur on Saturday, May 31, and Saturday, July 5, for those weeks.

Yard Restorations



The Service Department will soon begin restoring yards affected by water system repairs, snow plowing operations, and similar activities. To report any yard damage, please call 937-848-8415.

Storm Drain Dumping & Stream Pollution: Keep Creeks Clean & Storm Drains Clear

To report an illegal discharge, call the Bellbrook Service Department at 937-848-8415 Monday through Friday, 8:30 a.m. to 4:00 p.m. After hours, call 937-848-8484.

What is an illegal discharge?

Storm drains are designed to handle stormwater runoff only and do not provide treatment to water or other substances that enter the system. The Bellbrook Service Department manages the storm drain system in the city. Public education and participation in reporting sightings or evidence of suspicious substances being dumped down storm drains or directly into our local creeks are important parts of preventing water pollution. Odors, unnatural colors, or dead fish are signs that something harmful has entered the water.

As part of our Illicit Discharge Detection and Elimination (IDDE) program, we ask citizens who suspect that they have witnessed illegal dumping into a storm drain or water pollution to contact the Bellbrook Service Department. If you are not sure whether an illegal discharge has occurred, please report it, and we will determine whether action is required to protect the water supply and the environment.

What are some examples of illicit discharges?

Proper disposal of common household chemicals and products is important to prevent pollution of our local waterways. Under no circumstances should any of the following (or other chemicals) be disposed of by pouring or placing in a storm drain or directly into a local waterway:

- "Gray water" such as laundry, shower, or kitchen wastewater.
- Paints, solvents, cleaning products, and other toxic household substances.
- Gasoline, motor oil, brake fluid, engine coolant (antifreeze), and other toxic automotive products.
- Septic tank pump-out and other types of human or animal waste.
- Fertilizers, pesticides, herbicides, and other agricultural products.
- Leaves, grass clippings, or yard waste of any kind.

What are some visible effects of an illicit discharge?

- An unnatural color in the water, such as red, white, or brown.
- An oil sheen floating on the water.
- Floatable items such as toilet paper or suds.
- A foul or unnatural odor.
- Dead fish or other aquatic life

Remember: Only rain goes down the drain!

2024 Annual Water Quality Report



The 2024 Annual Water Quality Report for the City of Bellbrook is available online at www.tinyurl.com/bellbrookwaterquality2024. The Environmental Protection Agency (EPA) requires all community water systems to provide a water quality report to their customers annually. This report contains important information about the source and quality of your drinking water. For more information, or if you would like a paper copy mailed, please call the Utility Billing Office at 937-848-4638.

2024-2025 Winter Weather Numbers

As spring weather rapidly approaches and we put our winter coats away, let's take a look at the Service Department's winter weather operations:

- Total inches of snow: 19.5
- Total miles driven: 2,647.9
- Tons of salt used: 243.8



Police Department



New Officer



Pictured left to right:
Captain Steve Lane,
Officer Dakota Cox,
and Chief Stephen
Carmin

The Bellbrook Police Department is pleased to welcome a new full-time officer, Dakota Cox. He joins us from Perry Township in Montgomery County and brings over four years of experience.

The Department prioritizes quality individuals who are dedicated to serving their community, and Officer Cox

embodies those values. Currently participating in the field training program, he will soon be out in the community serving the public. The Department is excited to have him on board.

Vacation Safety

The City of Bellbrook Police Department offers a free Vacation House Check program for residents going on vacation or away for an extended time. This service aims to enhance community safety. To register, provide your dates of absence, security system details, access permissions, and an emergency contact. Please notify the Department in advance and call to cancel if you return early at **937-848-3252**.

While you're away, officers will conduct a check of your property at least once per shift, depending on availability. They'll look for unsecured windows and doors, signs of forced entry, and verify any vehicles left on the property. Please display your house number clearly and, if possible, keep vehicles locked and out of sight. You can register online by visiting www.bellbrook.gov/page/police_vacation_house_check. Safe travels!

City News



Age-Friendly Bellbrook Action Plan

16% of Bellbrook's 7,400 residents are aged 65 and older.

Open your phone's camera to use the QR code and view the Action Plan!



11% of Bellbrook's 3,125 households are older residents living alone.

The U.S. population is aging rapidly, with projections indicating that by 2030, one in five people will be 65 years or older. This demographic shift presents both challenges and opportunities for communities. Age-Friendly Bellbrook is an initiative aimed at enhancing livability for older residents and the community. Launched in February, the Age-Friendly Action Plan was developed based on public feedback and addresses concerns regarding housing, walkability, and activity options for older adults.

As part of AARP's Network of Age-Friendly States and Communities, Bellbrook is committed to creating an inclusive environment for all ages. With an AARP Livability Score of 58, Bellbrook ranks in the top half of communities nationwide. The City recognizes its strengths while also identifying areas that need improvement. The Action Plan focuses on AARP's "Eight Domains of Livability," which include outdoor spaces, transportation, housing, social participation, and health services. The Action Plan outlines 13 broader goals and 22 specific action items, which are detailed in the full document.

Community Reinvestment Area Updates

Bellbrook's City Council passed an amendment to the City's Community Reinvestment Area (CRA) during their March 10, 2025 meeting. **What does this mean for property owners?**

First, a CRA is a program authorized by the State of Ohio that allows local governments to offer real property tax abatements to incentivize new construction, remodeling, and other improvement projects in areas with a demonstrated need for reinvestment.

How does it work? New construction and major renovations of homes, offices, or storefronts can lead to higher property taxes, as the improvements increase the property's value. However, the CRA allows property owners to avoid all or part of the tax increase resulting from these enhancements for a period of years, depending on the specific project. This tax abatement can potentially make such projects more financially feasible.

What are the updates? The first update is increasing the map area to encompass more of the downtown area, adding 93 housing units and 100.2 acres. The second update is expanding the term exemptions:

Remodeling:

10 years for family residences with two or fewer units; remodeling costs must be at least \$2,500.

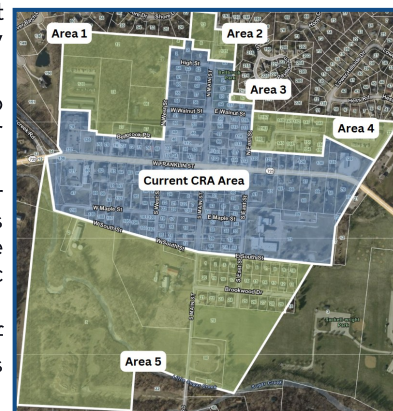
12 years for dwellings with more than two units, commercial properties, and industrial properties; remodeling costs must be at least \$5,000.

New Construction:

7 years for residential new construction.

Up to 15 years for commercial and industrial new construction.

Eligible property owners can apply with the City. For more information, please call the City Community Development Department at **937-848-4666**.



Pictured: The current CRA map along with the newly expanded areas now eligible for the CRA.



15 East Franklin Street
Bellbrook, OH 45305

City Council

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Deputy Mayor Ernie Havens
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Departments

Administration.....937-848-4666
City Manager.....937-848-4666
Community
Development.....937-848-4666
Police.....937-848 3252
Fire.....937-848-3272
Service.....937-848-8415
Utility Billing.....937-848-4638

www.bellbrook.gov



www.facebook.com/BellbrookCity



www.x.com/BellbrookOhio



Spectrum—99.2 / U-Verse—99

Property Maintenance Standards

As spring and summer arrive, here are some common property maintenance issues to keep in mind:



Overgrowth: Tall grass and other vegetation higher than eight inches



Inoperable or unlicensed vehicles: Vehicles or trailers that are inoperable or unlicensed in residential areas



Parking: Vehicles and/or recreational vehicles parked on the grass, sidewalk, or non-parking designated areas



Garbage and debris: Dilapidated furniture, household products, construction materials, junk items, etc.



House maintenance: Broken windows, roof and gutter issues, peeling paint, etc.



Accessory structures: Improperly maintained garages, sheds, fences, swimming pools, etc.

If you notice any violations, please report them by calling 937-848-4666 or visiting www.bellbrook.gov/page/zoning-property-complaints.