

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, August 19, 2019, at 7:30 P.M. in the JV Stone Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation followed by The Pledge of Allegiance to the flag with Mayor Compton presiding. Councilmembers and City Staff were present as follows:

Deputy Mayor	Belinda Kenley
Councilmembers	John Beals
	Mark Engert
	John Palcher
	JoAnne Rau
	Bill Serr
Clerk of Council	Carin Andrews
City Manager	Wayne Davis
Finance Director	Tyler Roark
Public Works Director	Doug Spitler
City Engineer	Jim Brinegar
Assistant City Manager	Mariah Vogelgesang
Human Resources Manager	Rory Garrity
City Planner	Mark Yandrick
Communications Director	Kate Bostdorf
Municipal Attorney	Scott Liberman

The minutes of the following meetings had been distributed prior to this meeting:

Council Meeting: August 5, 2019.

Work Session Meeting: August 5, 2019.

Mr. Serr made a motion for approval of the minutes, Mr. Palcher seconded the motion, and it passed with 7 ayes.

There were no Communications.

Jerry Chadwick, representative for "Tour De Gem" was present to provide information on the second annual charity-based cycling event, taking place on Sunday, September 1, 2019. The event focuses on Cycling, Charities, and Communities. For more information or to sign up for a team, one can go to the website at www.tourdegem.org.

Donald Sanders, a representative for the 2020 Census Bureau provided information and a video about the 2020 Census. The process will begin with field canvassing August through September to verify addresses. Mr. Sanders encouraged citizens to participate and respond when the census mailings arrive in their homes stating that the deadline to submit information is April 1, 2020. Communications Director Kate Bostdorf stated that the City of Centerville will cooperate with Montgomery County in its efforts with the 2020 Census. Mayor Compton presented a Proclamation to Mr. Sanders.

Mr. Larry Dillin, Dillin LLC, 3601 Rigby Road, Miamisburg, Ohio, provided a presentation on the redevelopment of Centerville Place and the property now owned by Dillin LLC. Mr. Dillin spoke about market analysis, financial analysis, multiple design concepts, and his positive impression of the vision the community has had for the property by the creation of the 2017 "Centerville Place Plan". Illustrations were displayed demonstrating the mixed-use concept plan. The former Kroger building and smaller strip center will be taken down and replaced with new building structures, adding character, businesses, entertainment, and living space. One of the plans for the area is to energize it with activity organized by the Dillin events team, dedicated to assisting not-for-profits raise monies for their organizations. Dialogues are ongoing with current tenants and their future space in this new re-development. A new street in the development will have two three story buildings with ground floor retail and two stories of office space above. There is a committed user for the 60,000 square foot building that will bring a multitude of jobs to Centerville. Demotion permits were submitted this week. Current tenants will be protected during the building process and will relocate to the new buildings after they are constructed. The first building is planned to be completed by the Fall of 2020.

City Manager Davis added that the Dillin LTD Centerville Place project will be a game changer and a community changer with considerable impact on the strategic plan and the core values of the City of Centerville. Dillin LTD has adhered to the Centerville Place plan with their proposal. The City has been in communication with many of their shared entities and there is a plan to host an Open House inviting Centerville residents to view the plans for the development.

Councilmembers Rau and Engert were both on the Centerville Place Study committee, and they spoke on the collaboration of this committee and the great ideas that came from this study. Mrs. Kenley noted that Dillin LTD is the developer for the Town Center at Levis Commons in Perrysburg a development that she frequents.

Mr. Beals asked Mr. Dillin if there are plans to redevelop the properties closer to State Route 48. There have been extensions to some of their leases according to Mr. Dillin.

Mr. Serr asked for clarification from Mr. Dillin regarding his status as the developer for Austin Landing. Mr. Dillin addressed the question by stating that Dillin LTD took Austin Landing over in 2015 when the original developer retired. The traffic patterns at Austin Landing do not flow well, and this is due to it being developed in a piecemeal fashion. The development at Centerville Place will have a completely different approach bringing excitement to the property even before the project is done. He stressed their commitment to the City of Centerville and introduced the Dillin staff, Designer James Paressi, Development Coordinator Jordan Varvel, Development Manager Rob Smith, Events Programming and Branding Cheryl Dillin, and Aaron Horn

Mrs. Susan Jessee, Chair of the City Beautiful Commission, announced Summer Beautification Award winners. Piper Landing Condominiums at 1601 Piper Lane, won the August Community Pride Award. Mr. Ron Anderson, Susan Shibley and Cindy Hess were present to accept the award. Mrs. Jessee noted the August Residential Landscape Award winners

and showed a video produced by Miami Valley Communications of the winners homes. Kay and Jeff Gerspacher of 520 Sunnyclyff Place were present.

Summer Landscape Award Winners August 2019

Roger and Jane Young
6559 Atterbury Court

Ingrid and Mark Lawson
770 Kentshire Drive

Roger and Mary Frances Downs
7978 Southbury Drive

Jack Curtis
110 White Birch Road

Kay and Jeff Gerspacher
520 Sunnyclyff Place

Walter and Sue Schenik
440 Island Lake Court

Janice Mathile
1263 Courtyard Place

Ms. Jessee announced that the City Beautiful spring seminar will be held on Saturday, March 7, 2020 at Centerville High School at 10:00 A.M.

Mayor Compton opened the floor for Citizens Comments and Petitions.

Lyle Swan, 9290 Amchar Court addressed Council regarding the development of Centerville Place. He voiced the need for post-construction inspection and monitoring, citing the Krogers Marketplace not being as aesthetically pleasing as what the developer had promised. He also expressed displeasure that this is the first time that he as a resident has heard information about this development.

City Manager Davis addressed Mr. Swan stating that the City had just received plans as of August 13, 2019. And the objective of having an open house will be to introduce the residents to the plans for the site. He also explained that up to this point the information was confidential.

Mr. Engert added that residents will be informed about the activities taking place with the Centerville Place development.

Mike Voegele, 9256 Amchar Court, also expressed his displeasure with the Centerville Place redevelopment being announced and this being the first time that he has heard about it. He is not against the development but stressed the need for communications to residents.

Councilmember Engert stressed that Council and staff have concerns for the residents of the community. Mayor Compton then went on to explain that what was presented at this evening's Council meeting was a concept plan. The preliminary development plan and final development plan will have to go through the Planning Commission and Public Hearing processes as explained by Mr. Yandrick. Mayor Compton added that the purpose of the presentation by the developer at this evening's meeting was to get the plan out to the public. The

project has not been approved. Mr. Yandrick added, that any residents who live on Amchar Court will be receiving mailings on any Public Hearings for the project.

Frank Weikel, 9835 Sheehan Road stated concern about the enthusiasm being expressed about the project when the community has not had the opportunity to comment on it. He stated that he did not feel that a four-story commercial building is a good path forward. Mr. Weikel compared this development to Austin Landing stating that he hopes that the problems at Austin Landing are avoided with the development in Centerville. He would like to see a new process put into place for communication between the city and its residents and stated that he personally had no input on the Uptown Plan and owns two buildings in downtown Centerville.

Mrs. Rau addressed Mr. Weikel stating that there is not a full development plan for Centerville Place, and what was presented this evening was merely conceptual. The process for approving the full development plan is just beginning.

Mayor Compton spoke about the encouragement that Council gives to any development that fits within the standards of the community, and when a developer comes forward with a proposal and concept plan to develop an area that has had difficulty it is a positive thing. Council understands that the community will have the opportunity for input on no less than four separate occasions when a new development is being considered.

Mr. Serr pointed out one of the key points in the strategic plan focuses on communications, and improvements in communications are happening and will continue to occur. He also spoke about Council working within the rules of the Sunshine Laws in regards to confidentiality of economic development. Mrs. Rau talked about the projects typically being considered for the city are usually smaller pieces of projects. The Centerville Place project presents itself differently because it is one large development being presented at once.

Mrs. Kenley clarified that Mr. Dillin or his organization did not develop or design Austin Landing. Mr. Dillin took over the management of Austin Landing when the former developer retired.

Mayor Compton moved onto Official's Reports. Under Official Reports, Mayor Compton talked about the following topics:

- Public Works is working with the recycling grant program
- A free production of "You're a Good Man Charlie Brown" was presented at Stubbs Park on August 16th and 17th.
- Boomerfest on August 10th at St. Leonards.
- Police Department support to the Centerville Schools.

Mr. Beals talked about the 22nd Annual Kalamian Golf Outing on September 9, 2019 at Yankee Trace to honor fallen police officer John P. Kalamian and raise funds for the scholarship fund in his memory.

Mrs. Kenley mentioned that Centerville teacher Matthew Sazoda who teaches fifty-eighth grade art was named one of eleven teachers of the year in Ohio. She was in attendance for the

artists reception for Nick Smith, the highlighted “Artist of the Month” at the Centerville Police Department on August 17, 2019.

Mr. Beals provided an update from Miami Valley Regional Planning, noting that MVRPC has issued air pollution advisories and provided suggestions to decrease air pollution.

Mr. Engert reported for Centerville Washington History, announcing its upcoming events. The “Sense of Taste” will be on September 5, 2019 at Benham’s Grove, tickets are available by visiting their website at www.centervillewashingtonhistory.org. The Ghost Walk on Main will be on October 3, 2019 and the Holiday Walk on December 1, 2019.

In the City Manager’s report, Mr. Davis reported on the following items:

- Cooper’s Hawk at Cornerstone will have a soft grand opening on Saturday, August 24, 2019.
- Montgomery County Environmental Services will be constructing a new water tower with two million-gallon capacity on South Metro Parkway in late spring/early summer of 2020. They will also paint the water towers on Tower Heights in 2020 and 2021.
- He complimented the efforts and knowledge of Kate Bostdorff, Communications Director, with improving communications for the City.

Report Of The Planning Commission

PUBLIC HEARING

Case P-2019-0012

Applicant: Cornerstone Developers

Record Plat - Cornerstone Section Six Replat of Lot 1B

Mark Yandrick provided the staff presentation for the re-plat for Cornerstone Section Six Lot 1B dividing an existing lot from one into three lots. Two of the lots are for future building users. For the third lot, Staff, the applicant, and Greene County worked together to remedy an issue of service lines crossing property lines, hence creating the third 70’ x 70’ foot lot. At the Planning Commission meeting on July 30, 2019 the lot split was approved without conditions with a 6-0 vote.

Mr. Robert Hall, Oberer Developers, 3445 Newmark Drive, Miamisburg, Ohio expressed his gratitude to City staff and Greene County for assistance with creating the small lot to comply with the platting regulations of Greene County.

Mr. Beals inquired of Mr. Hall about the parking and whether there was cross easement to which Mr. Hall answered in the affirmative. Mr. Hall added that they are looking forward to finishing Phase IV of Cornerstone.

Mr. Beals asked about concerns regarding water pressure. Mr. Hall answered that Oberer has been coordinating with the Brown Road contractor. When the water main goes live, there will be a water pressure test, and he feels confident that pressure will be acceptable.

Mr. Palcher made a motion to approve Case P-2019-0012 the replat for Cornerstone Section 6 Lot 1B, Mrs. Rau seconded the motion, and it passed with a 7-0 unanimous vote.

Mr. Serr made a motion to table Application P-2019-0013 for the Cornerstone Record Plat 7B, Applicant Robert Hall, Cornerstone Developers. Mr. Beals seconded the motion to table and it was approved with a 7-0 vote.

Mayor Compton turned the attention of the group to the Consent Agenda. Any City Councilmember may remove an item from the Consent Agenda by request. No second is required for removal of an item. Items removed for separate discussion will be considered after the motion to approve the remaining Consent Agenda items.

Councilmembers read the Consent Agenda into the record as follows:

- A. Ordinance 19-19, An Ordinance To Amend Ordinance Number 23-18 To Make Appropriations For The Current Expenses And Other Expenditures Of The City Of Centerville, State of Ohio, During The Fiscal Year Ended December 31, 2019. (Set for Public Hearing September 16, 2019)
- B. A Resolution Authorizing The City Manager To Enter Into A Cooperative Agreement With The Board Of Montgomery County Commissioners For The Distribution Of Funding On A Surface Transportation Program (STP) Federal Funding And Authorizing The Montgomery County Commissioners To Submit A Joint Application For The Surface Transportation Program (STP) Federal Funding Grant For The Social Row Road Improvements – Phase 1 Project, be passed.
- C. A Resolution Authorizing And Directing The City Manager To Take All Steps And Execute All Documents Necessary In Order To Affect The Purchase And Sale Agreement Of Real Estate With Cornerstone Developers LTD For Property Located At The Cornerstone Project Commonly Known As The Cornerstone Park Consisting Of 11.5 Acres More Or Less In Greene County, Ohio, be passed.
- D. A Resolution Authorizing And Directing The City Manager To Enter Into An Economic Development (PIR) Grant Agreement With Premier Integrated Medical Associates, LTD, be passed.
- E. A Resolution Declaring Specific Property No Longer Utilized By The City Of Centerville As Surplus Property And Authorizing The City Manager To Dispose Of Said Surplus Property In Accordance With The Guidelines Stated Herein, be passed.
- F. Reappointments are follows:
 - Sherry Leighty – City Beautiful Commission – 3 year term.
 - Sue Jessee – Chair – City Beautiful Commission – 1 year term.
 - Paul Clark – Chair – Planning Commission – 1 year term.

Mr. Beals asked Mr. Davis to respond to Items B. C. and D.

Mr. Davis explained Item B. is the joint agreement with Montgomery County to apply for surface transportation funding for Social Row Road, a project scheduled to take place in the year 2025. Item C. is a resolution changing the terms of the purchase agreement for the park land area in Cornerstone from 20 acres to 11.5 acres, at a purchase price of \$1.472 million for which a grant from the Ohio Public Works Commission has been awarded to the City. Finally, Item D. is an economic development tool available in the city to reduce the amount of earning taxes that are applied to a new or existing business. In this case, PriMed is consolidating its Centerville and Kettering operations at Centerville Business Parkway and will be offered, for the first five years, a rebate of 20% of its earnings taxes. If they meet requirements set forth in the agreement, an additional five-year reduction will be offered. Michael Norton-Smith interjected the number of jobs retained are 34 and 41 new jobs projected.

Mr. Palcher addressed Item B. and a traffic light at Paragon and Social Row Roads that will be maintained by Montgomery County. City Engineer Brinegar spoke stating that the traffic light would be a part of the first phase, and if the grant is approved, it will move forward in 2025.

Deputy Mayor Kenley sponsored the Consent Agenda, and moved for its approval. Mr. Engert seconded the motion, and it passed unanimously with a 7-0 vote.

There being no Old Business Mayor Compton went on to New Business.

New Business

PUBLIC HEARING:

Resolution 59-19 A Resolution Amending The Create The Vision Comprehensive Long Range Plan For The City of Centerville, Ohio By Adding Uptown Action Plan.

Economic Development Administrator, Michael Norton-Smith provided a presentation for the Uptown Plan. The unofficial start of this Uptown Plan process began with the 2018 Business Walk. The three stages of the project included community feedback, stakeholder engagement, and a development of action plan. A draft of the Uptown Action Plan was released in June of 2019, including the Vision Statement, "Uptown Centerville is a vibrant district at the heart of our community. Uptown is a welcoming, walkable destination that is home to our history and a friendly gathering place where local businesses thrive."

Uptown Centerville Action Plans

1. Improve walkability and reduce traffic congestion
2. Public Parking
3. Events
4. Business Development and Attraction
5. Marketing and Branding
6. Green Space

The Planning Commission enthusiastically approved the staff recommendation to approve the Uptown Action Plan as an amendment to "Create the Vision" with a 6-0 vote.

Mayor Compton opened the Public Hearing.

Councilmember Rau who served on the committee spoke about how the Uptown Plan allows the City to move forward with its strategic work. She listed those represented on the committee and praised their efforts and cooperation. Members included the Planning Commission, the Board of Architectural Review, members of Centerville Washington History, Washington Centerville Library, Centerville Schools, Washington Township Administrators, Business owners, homeowners, several City staff and facilitator Keith Weiskittel.

Mayor Compton closed the Public Hearing.

Mrs. Rau sponsored Resolution 59-19 and moved for its approval. Mrs. Kenley seconded the motion and it passed unanimously with a 7-0 vote.

Mayor Compton read Ordinance 16-19, An Ordinance Determining To Proceed With The Acquisition, Installation, Equipment, And Improvement Of Certain Public Improvements In The City Of Centerville, Ohio In Cooperation With The Dayton Regional Energy Special Improvement District; And Declaring An Emergency.

Mike Norton-Smith provided the staff presentation, explaining that the next two Ordinances are dealing with the city's PACE (Property Assessed Clean Energy) program and the two-stage approval process. The PACE financing is being sought by Centermain LLC for the property owned on South Main Street, aka the Centerville Shopping Center. The City participates and allows businesses to take advantage of this program with no risk for the City.

Deputy Mayor Kenley sponsored Ordinance 16-19 and moved for its approval. Mr. Engert seconded the motion and it passed with a 7-0 vote.

Mayor Compton read Ordinance 17-19, An Ordinance Levying Special Assessments For The Purpose Of Acquiring, Installing, Equipping, And Improving Certain Public Improvements In The City Of Centerville, Ohio In Cooperation With The Dayton Regional Energy Special Improvement District; Authorizing The City Manager To Enter Into An Energy Project Cooperative Agreement; And Declaring An Emergency.

The explanation for this Ordinance was provided by Mr. Norton-Smith in reviewing the PACE financing. Mr. Engert sponsored Ordinance 17-19 and motioned for its approval. Mr. Palcher seconded the motion and it passed unanimously.

Mayor Compton read Ordinance 18-19, An Ordinance Approving Individual Assessments Amounts And Directing The Finance Director Or His Designee To Certify The Amounts To The County Auditor For Collection And Declaring An Emergency.

Mr. Davis explained that this Ordinance is a mechanism for the City to collect fees for waste collection provided by the City of Centerville.

Mr. Beals motioned to approve Ordinance 18-19 and Mr. Serr seconded the motion. The Ordinance passed with a 7-0 vote.

Prior to adjourning the meeting Mayor Compton requested Council to reconvene in its work session and asked for a motion for an Executive Session. Mr. Bill Serr requested to move into Executive Session for personnel, Mr. Palcher seconded the motion and it passed with a 7-0 roll call vote.

Mayor Compton adjourned the regular meeting at 10:25 P.M. The next regular meeting of City Council is scheduled to take place on Monday, September 16, 2019 at 7:30 P.M.

Approved: *Brook S Compton*
Mayor

ATTEST: *Carin R. Andrews*
Clerk of Council