

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, December 2, 2019, at 7:30 P.M. in the JV Stone Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation by Pastor Tony Miltenberger, followed by The Pledge of Allegiance to the flag led by the Cub Scouts of Pack 530 and with Mayor Compton presiding. Councilmembers and City Staff were present as follows:

Deputy Mayor	Belinda Kenley
Councilmembers	Doug Cline
	Mark Engert
	John Palcher
	JoAnne Rau

Clerk of Council Teri Davis  
City Manager Wayne Davis  
Finance Director Tyler Roark  
Assistant Finance Director Chris Hacker  
Public Works Director Doug Spidler  
City Engineer Jim Brinegar  
Operations Manager Ben Ankeney  
Assistant City Manager Mariah Vogelgesang  
Development Director Michael Norton-Smith  
City Planner Mark Yandrick  
Communications Director Kate Bostdorff  
Municipal Attorney Scott Liberman

Also in attendance:  
Duke Lunsford – Councilmember elect

### **Introductions**

Mayor Compton requested each of the Cub Scouts to introduce themselves. Den Leader Neil Paris informed that the Den is working toward its Arrow of Light in preparation to bridge to Boy Scouts.

### **Excuse Absent Members**

Mr. Cline made a motion to excuse Council member Bill Serr from the meeting. Mrs. Rau seconded the motion, and it passed with 6 ayes.

### **Minutes**

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

Council Meeting: November 18, 2019.

Work Session Meeting: November 18, 2019.

Mrs. Kenley made a motion for approval of the minutes, Mr. Palcher seconded the motion, and it passed with 6 ayes.

### **Communications**

Mrs. Davis reported no communications.

### **Citizen Comments and Petitions**

There was no one present requesting to address City Council.

### **Official's Reports**

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

- Holiday Walk and Tree Lighting – was wet and cold but still well-attended. He thanked the various organizations which participated and thanked Staff for its assistance with the event.
- Expressed appreciation for Staff's work through the budget review process.

In the City Manager's Report, Mr. Davis spoke about:

- The status of the ED/GE grant application.
- The Volunteer Reception is scheduled for Wednesday, December 4 from 2-4 p.m. in the Council Chambers.
- The Montgomery County water tower project expected to begin in the summer of 2020.

### **Report Of The Planning Commission – 6751 Loop (The Allure) Record Plat**

City Planner Mark Yandrick provided the Staff presentation, explaining the subdivision of the existing lot into two lots. The split is necessary to allow the applicant to phase the Community Reinvestment Act (CRA) abatement. The proposal includes a 40 foot access easement. The replat was recommended by Planning Commission in a 7-0 vote with one condition. That condition has already been satisfied and is no longer needed for this approval.

Jim Obert, representing the development, indicated the project is moving along at a good pace, and the first unit is already filling with tenants.

Mrs. Rau made a motion for approval of the record plat, Mr. Cline seconded the motion, and it passed with 6 ayes.

### **Consent Agenda**

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 26-19, An Ordinance 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, 2020 (Set for Public Hearing December 16, 2019).

- B. Ordinance 27-19, An Ordinance Approving The Editing And Inclusion Of Certain Ordinances And Resolutions As Parts Of The Various Component Codes Of The Codified Ordinances; Providing For The Adoption And Publication Of New Matter In The Updated And Revised Codified Ordinances; And Repealing Ordinances And Resolutions In Conflict Therewith (Set for Public Hearing December 16, 2019).
- C. Ordinance 28-19, An Ordinance To Repeal Ordinance Number 02-18 In Its Entirety And Adopt All Fees, Rules And Regulations Associated With The Golf Club At Yankee Trace And Provide Compensation For Golf Professionals (Set for Public Hearing December 16, 2019).
- D. Resolution 90-19, A Resolution Authorizing And Directing The City Manager To Enter Into The Sixth Amendment To The Development Agreement With Cornerstone Developers, Ltd. For Property Located In The City Of Centerville Consisting Of Approximately 228.5 Acres Located North And South Of I-675 be passed.
- E. Resolution 91-19, A Resolution Authorizing The City Manager To Enter Into An Amendment To Memorandum Of Understanding With Cornerstone Developers, Ltd. As To Phase IV Of The Cornerstone Project be passed.
- F. Resolution 92-19, A Resolution Authorizing And Directing The City Manager To Enter Into A Service Agreement With The Law Office Of The Montgomery County Public Defender To Provide Legal Services For Indigent Persons Charged With Jailable Offenses Under The City's Local Ordinances be passed.
- G. Resolution 93-19, A Resolution Requesting Advances Out Of The Current Collection Of Real Estate, Personal Property And Estate Taxes Assessed And Collected On Behalf Of The City Of Centerville be passed.
- H. Motion to Set the Public Hearing on the 2020 Operating Budget for December 16, 2019.
- I. Motion to appoint Investment Committee members.
- J. Motion to appoint Finance Committee members.

Mr. Engert requested an explanation of Item B. Mr. Liberman explained this is the City's annual codification, both in hard copy and electronic versions, of the legislation which City Council has passed in 2019.

Mayor Compton asked if Items D and E address maintenance in the active and passive areas of Cornerstone Park. Mr. Davis confirmed they do. Mayor Compton inquired if the development progress is on schedule. Mr. Davis advised it is, and the transition to the south side is on the horizon. Mayor Compton praised Mr. Spitler and Mr. Brinegar for their work on the I-675/Wilmington Pike interchange.

Mr. Palcher sponsored the Consent Agenda, and moved for its approval. Mrs. Kenley seconded the motion, and it passed unanimously with a 6-0 vote.



**Old Business****PUBLIC HEARING: Ordinance 24-19**

An Ordinance Repealing Sections 612.06, 618.12, 672.01, 672.02, 672.025, 672.03, 672.04, 672.05, 672.06, 672.07, 672.085, 672.13, 672.14, 672.15, 672.16 Of The Codified Ordinances Of The City Of Centerville; Adopting New Section 672.01 And Amending Sections 476.03, 630.01, 672.09 And 1092.23 Relating To The Ownership, Possession, Purchase, Other Acquisition, Transport, Storage, Carrying, Sale, Other Transfer, Manufacture, Taxation, Keeping, And Reporting Of Loss Or Theft Of Firearms, Their Components, And Their Ammunition.

Mr. Liberman provided a summary of House Bill 228 which created a uniform state-regulated law regarding firearms. This Ordinance satisfies the State mandate to remove municipal firearms laws from the Code. If firearms violations occur, the Police Department will now cite the violator under State Code. The prohibition for discharging weapons inside City limits will remain in the Municipal Code.

Mayor Compton opened the Public Hearing.

Seeing no one come forward, Mayor Compton closed the Public Hearing.

Mr. Cline sponsored Ordinance 24-19 and moved for its approval. Mrs. Rau seconded the motion and it passed with a 6-0 vote.

**PUBLIC HEARING: Ordinance 25-19**

Ordinance 25-19, An Ordinance Authorizing The City Manager On Behalf Of The City Of Centerville To Execute The Second Amendment To Tax Incentive Agreement With The Bellbrook-Sugarcreek Local School District And The Greene County Vocational School District.

Mr. Davis explained this is the second amendment to the TIF agreement and declares the Treplus property as commercial rather than residential. The Bellbrook-Sugarcreek School District has approved the amendment.

Mayor Compton opened the Public Hearing.

Seeing no one come forward, Mayor Compton closed the Public Hearing.

Mr. Palcher sponsored Ordinance 25-19 and moved for its approval. Mr. Engert seconded the motion and it passed with a 6-0 vote.

**New Business**

- Mayor Compton thanked everyone for their help with the Holiday Walk.
- Mr. Cline informed that Kettering City Manager Mark Schwieterman had suffered a cardiac incident earlier in the day. He asked for thoughts and prayers.

Prior to adjourning the meeting Mayor Compton requested Council to reconvene in its work session and asked for a motion for an Executive Session for Personnel to consider the appointment, employment, dismissal, or discipline of a public official and for Real Estate to consider the purchase of property for public purposes. Mr. Engert made the motion that was seconded by Mrs. Rau and was passed 6-0 with a roll call vote.

With no further business before the Council, Mayor Compton adjourned the regular meeting at 8:20 P.M. The next regular meeting of City Council is scheduled to take place on Monday, December 16, 2019 at 7:30 P.M.

Approved: *Brook A. Compton*  
Mayor

ATTEST: *A Davis*  
Clerk of Council