

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, November 19, 2018, at 7:30 P.M. in the JV Stone Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation given by Pastor Sloneker from Incarnation Church followed by The Pledge of Allegiance led by Girl Scout Troup to the Flag, with Mayor Compton presiding. Councilmembers and City Staff were present as follows:

Deputy Mayor Belinda Kenley
Councilmembers John Beals
 Mark Engert
 JoAnne Rau
 Bill Serr
Clerk of Council Carin Andrews
City Manager Wayne Davis
City Engineer Jim Brinegar
Assistant City Manager Mariah Vogelgesang
Economic Development Administrator Holly Christmann
Human Resources Manager Jennifer Brumby
Municipal Attorney Scott Liberman

Mayor Compton asked for a motion to excuse Councilmember John Palcher from the meeting. Mr. Beals made the motion to excuse Mrs. Kenley seconded the motion and it passed with a 6-0 vote.

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

Council Meeting: October 15, 2018.
 November 5, 2018.
 November 12, 2018.

Work Session Meeting: October 8, 2018.
 October 10, 2018.
 October 15, 2018.
 November 5, 2018.

John Beals made a motion for approval of the minutes, as distributed. Mrs. Rau seconded the motion, and it passed with 6 ayes. Mrs. Kenley abstained from voting on the minutes of October 8, 2018 and November 5, 2018.

Mrs. Andrews had no communications to report.

Police Chief Matt Brown introduced the most recent department promotions at the police department:

Lieutenant Tyler Wilson
Lieutenant Mike Yoder
Sergeant Anthony Green
Sergeant Josh Ratliff.

Mayor Compton called Sandra Katulak to the podium and she was sworn in as a member of the City Beautiful Commission.

Joann Ringer, Chief Operating Officer of Miami Valley Hospital South was present to update Council and the community on expansions and growth of the south campus of the hospital. New services include: joint and spine Center, cardiac catheterization lab, additional medical office space and six additional operating rooms. An invitation was also extended to the community for the upcoming Community Open House to be held on Sunday, December 9, 2018, 2:00 – 4:00 P.M.

There being no Citizens Comments, the Mayor moved to the Mayors report. Mayor Compton spoke about a number of events. He thanked everyone involved in the Veterans Day Ceremony held at Stubbs Park on Sunday, November 11th with featured speaker Colonel Matt Muha from Wright Patterson Air Force Base. He mentioned the Faith Leaders Breakfast which was begun by Mayor Mark Kingseed and took place on Wednesday, November 14th at Yankee Trace with approximately 50 in attendance. This breakfast highlighted activities and services that each faith group provides to members of the Centerville community. The Public Works staff has worked diligently with clean-up after the recent ice storm with debris pick-up and disposal. December 2, 2018 will mark the 50th anniversary of the City of Centerville becoming a city. It will begin with the Holiday Walk in the APD District beginning at 1:00 PM and will culminate at Benham's Grove with activities, food, and entertainment from Centerville High School choral groups, carriage rides, and the arrival of Santa. The tree lighting will take place at 5:00 P.M.

Deputy Mayor Kenley added that the Heart of Centerville vendors will be sponsoring a "Sip and Shop" event on December 13, 2018. She also reported on representing the City of Centerville at the Ohio Municipal League annual conference and actively lobbied to preserve legislation that preserves cities. While in attendance she participated in seminars presented by City Manager Wayne Davis and Patrick Titterington about relationships between appointed and elected officials.

Councilmember Beals reported on attending the Centerville-Washington Recreation Board Meeting. The Board has received a \$30K federal grant toward senior transportation vehicles. Acoustic ceiling panels have been installed in the Enrichment Center and the annual Woodland Lights Christmas decorations show opens on November 23, 2018. A 2.5% increase to the recreation activities fees will go into effect at the beginning of 2019.

Mrs. Rau provided an update from the Miami Valley Communications Council and its work with Miami Valley Education Computer Association (MVECA) to build a fiber optic ring that encompasses seven cities. Bids have been received for the construction of the ring, and that should begin soon.

Mr. Engert finalized Councilmember reports with information about the Centerville Washington History Association monthly speaker program on Tuesday, November 20, 2018 at 6:30 PM at Rec West, featuring Lisa Tucker, owner of Bill's Donuts. The "We Are Centerville"

event sponsored by the Centerville school system was held on November 13, 2018 at Tower Heights School to welcome new immigrants who have moved into the Centerville community.

Mayor Compton directed residents to contact Maureen Russell-Hodgson at the Municipal Building regarding the events of the Centerville 50th anniversary.

In the City Manager's report, Mr. Davis shared information about safety funding the city received for \$358,190.00 from ODOT for the State Route 48 and Spring Valley traffic signal replacement which will be constructed in 2019-2020. Updates regarding extended brush drop off at the Public Works department due to the recent ice storm. Beginning on November 26th the Public Works crews will be providing a pass through the neighborhoods for debris pick-up. Implementation of the Enterprise Resource Program (ERP) is ongoing which will modify the internal management of data for the city's financial system along with planning and zoning operations and ultimately with the human resources information.

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 23-18, 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, 2019. (Set for Public Hearing December 17, 2018)
- B. Resolution 63-18, A Resolution Authorizing The City Manager, On Behalf Of The City Of Centerville, To Enter Into A Parking Lot Lease Agreement With Cross Point Church.
- C. Resolution 64-18, A Resolution Authorizing And Directing The City Manager To Enter Into The Third Amendment To Parking Lot Expense Agreement With Washington Township, be passed.
- D. Resolution 65-18, A Resolution Authorizing The City Manager On Behalf Of The City Of Centerville, To Enter Into An Amendment To The Agreement For Public Safety Dispatch Services With The City Of West Carrollton, Ohio, be passed.
- E. Resolution 66-18, A Resolution Authorizing The City Manager, On Behalf Of The City Of Centerville, To Enter Into A Lease Agreement For The Office Space At 108 West Spring Valley Road With Montgomery County, Ohio, be passed.
- F. Resolution 67-18, 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.

- G. Resolution 68-18, A Resolution Authorizing The City Manager, On Behalf Of The City Of Centerville, To Enter Into An Agreement With The City Of Kettering For Confinement Of Male Prisoners In The Kettering Jail, be passed.
- H. Resolution 69-18, A Resolution Ratifying The Action Of The City Manager In Executing A Purchase Contract With HEB Investments, LLC For The Purchase Of Property Located At 110 West Spring Valley Pike And Ratifying The Actions Of The City Manager To Take All Steps Necessary To Execute Documents To Effect The Purchase Of Said Real Property, be passed.
- I. Resolution 70-18, A Resolution Establishing The Position Of Assistant To the Clerk Of Council, Specifying The Duties Therefore and Appointment Teresa Davis To Said Position, be passed.
- J. Resolution 71-18, A Resolution Authorizing The City Manager, On Behalf Of The City Of Centerville, To Enter Into A Watercourse And Culvert Post-Construction Operation And Maintenance Agreement With Gateway Lofts Centerville, LLC, be passed.
- K. Resolution 72-18, 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.
- L. Motion To Set The Hearing On The Budget For December 17, 2018.
- M. Appoint Terry O'Brien Arts Commission for a three year term.

Mr. Beals asked for an explanation of Item E., the lease for the office space at 108 West Spring Valley, to which Mr. Davis explained that it is the building directly behind the Municipal Building which houses the Board of Motor Vehicles operations and the lease agreement which will expire on December 31, 2020.

Mr. Serr inquired about why we are requesting advancement of estate taxes as written in Item F. Mr. Hudson provided the explanation that there are still a few in Probate Court, and the City has been notified that there could be a few estates yet to be settled.

Mariah Vogelgesang addressed a question posed by Mr. Beals about Item H. regarding the property acquired by the City at 108 West Spring Valley Road. The City closed on the property on this date and will provide short term and long term opportunities.

When Mr. Beals inquired about Item J., The Gateway Lofts watercourse and culvert post-construction operation and maintenance agreement, Mr. Brinegar, City Engineer explained that Gateway will be putting in a culvert and altering the flood plain and the waterway through the flood plain. They had to file with FEMA for a CLOMR (Conditional Letter Of Map Revision) to which FEMA responded with conditions to ensure that any alterations were inspected and

maintained from this point forward. Therefore, this responsibility has been placed on the property deed and only affects the waterways within that property.

Mayor Compton asked about the dispatch services with West Carrollton. Mr. Davis addressed that there is a partnership with West Carrollton and this evenings Resolution is an extension of that contract for a ten year period with slight escalators in place. The Centerville dispatch provides both emergency and fire dispatch services to West Carrollton.

Mrs. Rau sponsored the Consent Agenda, and moved for its approval. Mr. Beals seconded the motion; the motion carried unanimously with a 6-0 vote.

PUBLIC HEARING: ORDINANCE 19-18
PAY GRADES, RATES OF PAY, TITLES FOR CITY OF CENTERVILLE EMPLOYEES

Jennifer Brumby, Human Resources Manager, explained the timeline change for submitting the Pay Ordinance for approval from Council. Staff recommends a 2.75% annual increase for most positions and the addition of and Events Coordinator, A Community Services Director, and a Police Records Clerk. Also, title changes from secretary to Human Resources Analyst and Building Inspector Administrator for two positions. She added that police officers are no longer included in the pay ordinance due to the union contract, with the effective date being December 24, 2018.

Mayor Compton opened the public hearing. Seeing no one who wished to comment, he closed the Public Hearing.

Mr. Beals sponsored Ordinance 19-18, An Ordinance to Repeal Ordinance Numbers 31-17 and 18-18 In Their Entirety And To Establish Class Titles, Pay Ranges, Grades, Rates of Pay, and Regulations For Employees Of The City Of Centerville, Ohio, and moved for its approval. Mr. Serr seconded the motion. The motion passed with 6 ayes.

PUBLIC HEARING: ORDINANCE 20-18
PAY GRADES, RATES OF PAY, TITLES FOR EMPLOYEES AT YANKEE TRACE

Ms. Brumby explained that a salary survey was conducted and the wages at Yankee Trace are very competitive. The State of Ohio has changed the wage for tipped employees to \$4.30 per hour, currently Yankee Trace is at \$4.15 for tipped employees. This law change will take effect on January 1, 2019 requiring the need to bring a revised Ordinance back to Council in January to address this issue.

Mayor Compton opened the public hearing for Ordinance 20-18. Seeing no one who wished to comment, he closed the Public Hearing.

Mr. Engert inquired about turn-over of staff at Yankee Trace. Ms. Brumby addressed the question by stating that among year-long employees there is very little turn over. Keeping the seasonal employees who come back from year to year is the key to staying competitive.

Mrs. Kenley sponsored Ordinance 20-18, An Ordinance To Repeal Ordinance Number 32-17 In Its Entirety And To Establish Class Titles, Pay Ranges, Grades, Rates of Pay, And Regulations For Employees Associated With The Food Service, Maintenance And/Or Golf Operations Of The Golf Club At Yankee Trace, City Of Centerville, Ohio, and moved for its approval. Mr. Engert seconded the motion. The motion passed with 6 ayes.

Mayor Compton moved to New Business.

EMERGENCY ORDINANCE 21-18
ORDINANCE TO PROCEED WITH PUBLIC IMPROVEMENTS IN COOPERATION
WITH DAYTON REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT

Mr. Davis turned to Holly Christmann the Economic Development Administrator to provide the report on this Ordinance. Holly Christmann explained that Property Accessed Clean Energy (PACE), which allows for long term funding of energy efficient improvements. This will be the first project for the City of Centerville and will be an economic development tool in the future as it encourages investment in property and can reduce long term building operational costs. In order to initiate PACE, it is necessary for the property owner to petition the city for a special assessment which occurred on November 5, 2018 with Council passing Resolution 62-18. The next step is an Ordinance to Proceed and a second Ordinance to levy the assessment.

Mrs. Kenley inquired as to whether other businesses will be able to utilize PACE. Ms. Christmann explained that this it is available provided the business goes through a similar process. Mr. Liberman further explained that this is similar to a typical Special Assessment Financing (SAF) project, however it is not proceeding as a typical SAF project. The PACE is an expedited process in that the two Ordinances can be done at the same time. Also, this will appoint Council's representative to the special improvement district.

Ms. Christmann explained that specific to the PACE financing, a special assessment financing will be levied to the property owner in this case being Hallmark properties, that property owner will pay the property tax assessment, it will come back to the city, and the city will then pay the lender. The City does not incur any hard costs for this program but are simply a conduit for the tax assessment.

Mr. Beals inquired about whether these would all be energy efficiency items that will be funded. Ms. Christmann explained that in this case, they will have high efficiency site lighting, unit and building lighting, high efficiency HVAC system, high efficiency doors and windows, building envelope and roofing improvements. She added that PACE funding can also be used for renewable energy projects; however, the project is focused on energy efficiency. Sometimes the cost of energy efficient items can be a barrier, and this is where PACE help to finance these energy improvement items over a longer period of time.

Mrs. Kenley sponsored Emergency Ordinance 21-18, 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 moved that it be passed. Mrs. Rau seconded the motion. The motion passed with 6 ayes.

EMERGENCY ORDINANCE 22-18
LEVY SPECIAL ASSESSMENTS FOR PACE

Mr. Davis reiterated information provided by Ms. Christmann for Ordinance 21-18 and stated that Ordinance 22-18 will allow for the actual special assessment.

Mr. Serr sponsored Ordinance 22-18, 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 A Special Assessment Agreement, and moved that it be passed. Mr. Beals seconded the motion. The motion passed 6-0.

Before closing, Mr. Engert offered well wishes to the Alter High School football team and congratulations to the Centerville High School girls cross country team for its finish at the state meet.

There being no further questions or business, Mayor Compton adjourned the meeting at 9:05 P.M. with the next regular meeting of City Council scheduled to take place on Monday, December 17, 2018 at 7:30 P.M.

Approved: *Bruce A. Compton*
Mayor

ATTEST: *Carin R. Andrews*
Clerk of Council