

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, December 17, 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 Tony Miltenberger of Restoration Church followed by The Pledge of Allegiance to the flag led by Boy Scout Troup 516, and 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

Public Works Director Doug Spitler

City Engineer Jim Brinegar

Assistant City Manager Mariah Vogelgesang

Economic Development Administrator Holly Christmann

Human Resources Manager Jennifer Brumby

Municipal Attorney Steve Bacon

Boy Scout troop members introduced themselves to Council along with Scout Leader David Moenter and Assistant Scout Masters Mike Spaulding and Brad Duncan.

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

Council Meeting:            November 19, 2018.

Work Session Meeting:     November 12, 2018.  
                                  November 19, 2018.  
                                  December 3, 2018.

JoAnne Rau made a motion for approval of the minutes, as distributed. Mr. Beals seconded the motion, and it passed with 7 ayes. Mrs. Kenley abstained from voting on the minutes of November 12, 2018, Mr. Palcher abstained from voting on the minutes of the regular meeting on November 19, 2018 and the work session on December 3, 2018 and Mr. Serr abstained from voting on the minutes of December 3, 2018.

Mrs. Andrews had no communications to report.

Mayor Compton recognized the efforts of the 50<sup>th</sup> Anniversary Committee, Maureen Russell Hodgson, Mary Lou Pence, Jodi Kauflin, Jordan Liddy, Dan Ferguson and Mark Yandrick. Committee Chairperson Maureen Russell Hodgson provided a Powerpoint presentation highlighting activities celebrating the 50<sup>th</sup> anniversary which included:

- 2,000 attendees at the Fall Festival.

- 1,500 pieces of cake distributed at the Community Concert
- 1,000 Centerville Gold t-shirt give-aways
- 500 Centerville Anniversary t-shirt give-aways
- 500 light up Christmas trees give-aways
- 400 pumpkins given away
- 350 car magnets
- 60 sponsors for the 50<sup>th</sup> anniversary
- 60 street banners
- 50 “What I Love About Centerville” contest
- 52 prize packages given away
- 50 events celebrating the anniversary
- Planted 50 Red Chestnut trees throughout the City of Centerville
- 15 concerts summer concert series
- 12 lighted gazebos throughout the City of Centerville
- 4 floats in the Americana Festival Parade
- 3 commemorative donuts at Bill’s Donuts
- City Building Christmas lighting
- 50<sup>th</sup> Anniversary Cake
- Featured articles in the Town Crier
- Special programming through MVCC
- Webpage dedicated to the anniversary
- Special event partnerships

While offering gratitude to the committee’s efforts, Mayor Compton read a proclamation prepared for the City of Centerville from President Donald Trump. He then invited Mr. Zengel a Councilmember on the first Centerville City Council to the podium. Mr. Zengel shared memories of the growth of the City over the past 50 years. He suggested that former Councilmembers and Mayors be invited to one Council meeting a year.

Mayor Compton presented a certificate of congratulations to Eagle Scout Gabriel Duncan. The Mayor congratulated Gabriel and his parents. Gabriel then shared information about his Eagle project, building benches at Cowan Lake State Park. Next, Mayor Compton recognized Eagle Scout Douglas Moenter with a certificate of congratulations. Douglas’s project was designing and constructing decay resistant, movable cedar furniture for his church’s outdoor chapel.

The Centerville High School Women’s Golf Team along with its coach Michael Dalton, was honored for its accomplishment at the state competition. Team members, Marissa Wenzler, Kayla Ramsey, Meha Pandya, Jenna Hayes, Alena Sirichotiratana, Carley Jones and Maddie Round received certificates of congratulations from Mayor Compton. It was noted team member Marissa Wenzler brought home a first ever state title for Centerville High School.

Retiring Centerville Community Band Director Gerry Foster was recognized for his six years serving as the Director of the Centerville Community Band. Mr. Findley, President of the

band expressed appreciation to Mr. Foster for developing the band during his time as director. Mayor Compton thanked him for his service and presented him with a certificate of appreciation.

Mayor Compton administered the Oath of Office to Terry O'Brien as a member of the Arts Commission.

Susan Jessee, Chair of the City Beautiful Commission, announced Lorelei's Boutique at 43 West Franklin Street was the recipient of the Business Pride Holiday Lighting Award. She listed Residential Holiday Lighting Award Winners as follows:

Nick and Teri Burton 6701 Edginton Court	(wish to remain anonymous) 6151 Marshall Road	Dale and Doris Ewing 1380 Carillon Woods Drive
Claudio Ramon 258 Virginia Avenue	Craig and Michele Muhlenkamp 475 Cedarleaf Drive	Jason and Jennifer Johnston 9076 Heather Lane
Jim and Lori McCarthy 9462 Lantern Way		

Ms. Jessee announced the City Beautiful Commission will host its annual spring seminar, "Shade Gardening," at Centerville High School on Saturday, March 9, 2019. The City Beautiful Commission will also be hosting the National Tree City Luncheon at the Golf Club at Yankee Trace on April 26, 2019.

There being no Citizen Comments And Petitions, Mayor Compton moved to the Mayor's report and spoke about the annual volunteer appreciation reception and the annual employee luncheon at Yankee Trace where service awards were presented. Senior staff and Councilmembers at the employee luncheon provided the service to clear tables so that Yankee Trace staff could enjoy the luncheon also. He highlighted the wrap-up event of the 50<sup>th</sup> Anniversary Celebration, held on December 2, 2018, which included the holiday walk and the tree lighting ceremony. Appreciation was extended to the Cline Cougar Chorus, the Centerville Community Band, and the Miami Valley Dance Company for providing the entertainment for the event. In wrapping up the Mayor's report, Mayor Compton spoke about the events of the past year, the addition and departure of staff, and the bright future for the City in 2019.

Deputy Mayor Kenley added she recently attended the Montgomery County Township Association Annual Banquet where Fire Chief Bill Gaul was recognized for 40 years of service. She provided an update from the Ohio Municipal League, stating that on Friday December 14, 2018 the Board of Trustees held a press conference at the Statehouse announcing the public policy agenda for the upcoming two years, the importance of strengthening the partnership between the state and its municipalities speaking to the preservation of Home Rule, the necessity of restoring the Local Government Fund to its pre-recession levels, and the need for the state to reinvest in local infrastructure across Ohio. The need to take steps to maintain roads, to fund clean drinking water for each Ohioan, and to consider joining each of the other states surrounding Ohio and to raise the gas tax were addressed.

Councilmember Beals and Councilmember Rau were in attendance at a meeting of the Bicycle Committee held at Huffy manufacturing in Miami Township as reported by Mr. Beals. The Committee addressed the impact of bikeways within our communities. Mr. Beals also announced that Woodland Lights is going on through December 23, 2018 at the Washington Township Recreation Center.

Mrs. Rau provided an update from the Miami Valley Communications Council. Jay Weiskircher, former Oakwood Assistant City Manager has been named as Interim Executive Director, replacing Brian Humphress who is retiring from this position.

Mr. Palcher thanked Arts Commission members and liaisons along with members of the Board of Architectural Review for their efforts throughout 2018.

In the City Manager's report, Mr. Davis thanked Councilmembers for their representation and work they have committed to for the City of Centerville on various committees, commissions, and professional organizations. Mr. Davis thanked Finance Director Jonathan Hudson for his years with Centerville. He concluded his report by extending holiday wishes to all Council, staff, and residents of the City of Centerville.

With no items from the Planning Commission, 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 01-19, An Ordinance To Repeal Current Section 648.11 "Panhandling" Of The City Of Centerville Code Of Ordinances. (Set for Public Hearing January 28, 2019).
- B. Ordinance 02-19, 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 January 28, 2019)
- C. Ordinance 03-19, 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 January 28, 2019)
- D. Ordinance 04-19, An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Principal Amount Of \$457,000, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Property Owners' Portion, In Anticipation Of

- The Levy And Collection Of Special Assessments, Of The Costs Of The Extension Of A Public Road, Sidewalks, Curbs And Sanitary Mains Starting From Yankee Trace Drive And Extending Approximately 1,400 Feet Through The Property Known As The Yankee Trace Woods Property To A Point Of Intersection With Paragon Road, Together With All Necessary Appurtenances Thereto, In The Manner Provided In Resolution No. 14-18 And Ordinance No. 13-18. (Set for Public Hearing January 28, 2019)
- E. Ordinance 05-19, An Ordinance To Amend Ordinance Numbers 23-93, 7-03, 24-11, And 31-14 To Establish Fees And Charges For The Rental Of Facilities At Benham's Grove. (Set for Public Hearing January 28, 2018)
  - F. Resolution 73-18, 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.
  - G. Resolution 74-18, A Resolution Accepting The Bid Submitted By Club Car AKA Century Equipment, For One Hundred And Ten (110) Golf Carts For The Golf Club At Yankee Trace And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
  - H. Resolution 75-18, A Resolution Authorizing The City Manager To Participate With The Montgomery County Solid Waste District To Prepare And Submit A Proposal For The Recycling Contamination Grant Program.
  - I. Resolution 76-18, A Resolution Ratifying The Action Of The City Manager In Executing A Real Estate Rental And Management Agreement With Coldwell Banker Heritage Realtors For The Management 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 Leasing Of Said Real Property.
  - J. Resolution 77-18, A Resolution Adopting The 2019-2023 Capital Improvement Program For The City Of Centerville, Ohio.
  - K. Resolution 78-18, A Resolution Enacted By The City Of Centerville, Ohio, Hereinafter Referred To As The Legislative Authority/Local Public Agency Or "LPA" In The Matter Of The MOT-48-2.23 (South Main Street & Spring Valley Pike Traffic Signal Replacement) Project, PID No. 109374.
  - L. Motion For Cancellation Of The Highlands at Yankee Trace Bonds.
  - M. Endorsing And Acknowledging That Mr. Burrito, LLC, TREX Transfer Application Will Be To An Economic Development Project And Authorizing Signature On The TREX Agreement.
  - N. Appoint: Mary Ann Kabel – City Beautiful Commission – 3 year term.

O. Reappointments: Michael Vacchiano – Chair of Sister City – 1 year.

Mr. Beals inquired as to why a request to repeal the Panhandling Ordinance is being considered in Item A. Mr. Bacon explained there have been First Amendment concerns with other municipalities and their panhandling Ordinances. There are other Ordinances in the Code which will effectively deal with concerns which were addressed by this Ordinance. He also explained this is being set for a full Public Hearing at the January meeting.

Mayor Compton asked for clarification on Item C. Mr. Bacon explained this is a routine matter which will pick up all of the changes in the code along with all changes to the Ohio Revised Code. This Ordinance is also being set for a full Public Hearing at the January 29, 2019 Council meeting.

Mr. Beals inquired about the dollar amount for the purchase of 110 golf carts as described in Item G. Mr. Davis answered the dollar amount is roughly \$507,000 with the carts having a life cycle of four years. Assistant City Manager Mariah Vogelgesang explained the details of the new carts. Three bids were received with one bid not being able to deliver the requested GPS feature. The bid by Club Car offers a GPS system located on the golf cart, geo fencing, and the “shark” experience which offers a 10” screen and streaming music from the cart.

Mr. Beals asked for more information on the “fencing”. Ms. Vogelgesang explained that there will be an ability to set limits on where the golf carts can go. When approaching the boundary limit, it will slow the cart down, and when it goes beyond the limit, the cart will actually stop. This will prevent golfers from going onto private property, driving on the greens, or leaving the golf cart paths. The “golf course fly-over” feature was an item which Mr. Serr wished to have further clarification on. This feature mimics a drone by looking ahead at the course according to Mr. Davis. Also, there will be coolers on the carts.

When Mr. Beals queried about the recycling resolution, Item H., Mr. Davis stated that Montgomery County Solid Waste approached the City of Centerville to be one of the pilots in the grant funding program which will re-educate residents about recycling and reducing recycling contamination. Holly Christmann Economic Development Administrator added this is a grant opportunity for the City of Centerville, it is an honor to have been asked to participate, and this speaks highly of the Public Works Department along with the Centerville residents. With this program, the city will be working with the nationwide expert on recycling, the Recycling Partnership. Participation in this program will result in attaining valuable measurements and metrics and will enhance the City’s ability to educate the residents in the future. The City of Centerville has an excellent contamination rate for recyclables.

When Mrs. Rau inquired about the Capital Improvement Program, Mr. Davis reminded Council of the extensive reviews of the budget at work sessions on November 5, 2018 and November 12, 2018, highlighting the much needed improvements to streets, sidewalks and other major capital improvements to facilities within the city.

Mr. Palcher sponsored the Consent Agenda, and moved for its approval. Mrs. Kenley seconded the motion; the motion carried unanimously with a 7-0 vote.

PUBLIC HEARING: 2019 OPERATING BUDGET AND  
CAPITAL IMPROVEMENT PROGRAM

Mr. Davis provided the presentation on the 2019 Operating Budget and Capital Improvement Program. He began by explaining the budget is now being passed in December for the upcoming budget year. The implementation of the Enterprise Resource Planning System (ERP) purchased from Tyler Technologies, has a "go live" date of January 2, 2019. The ERP system will be a radical change to how the City will deliver services, and this will be the last time the budget will be put together with the 1992 Harris System.

Beginning Balance 1/1/18	\$30,581,965
Revenue	44,843,576
Expenses	<u>(46,837,549)</u>
Ending Balance	28,587,992

He further explained the projected increase in revenue is largely due to the property tax collection through the Tax Increment Financing that is in place for Cornerstone as it builds out. The increases on the expenditure side are attributed to a \$4.6M increase in the capital improvement program, and a commensurate increase for Cornerstone of \$4.2, leaving a balance of \$28,587,992 going into 2020.

In reviewing the ending fund balances for all funds, it was noted that revenue sources of income taxes, property taxes, investment earnings, and Yankee Trace are forecasted to see increases in 2019, with local government funding, gas/motor vehicle tax, and waste collection fees being flat. Although the earnings tax for 2019 is forecasted to end up at 8.5% increase, the forecast has been done conservatively at 2.5%. Income tax accounts for 85% of the revenue for the City of Centerville. This increasing reliance is mainly attributed to the continued loss of state funding since 2007. Mr. Davis compared the income tax rate in other Montgomery County municipalities in Montgomery County. At 2.35 mills, the City is ranked mid-range for its property tax rate of municipalities in the County, with the City continuing to offer full tax credit.

Mr. Davis detailed the continuing negative impact of House Bills 5 and 49 which allow for businesses to carry forward net operating losses for five years to offset taxes on future profits, and non-resident taxpayers receiving 20 "free" days before paying taxes. Future legislative threats of centralized collection of local taxes and residency rules have the potential of a \$1 million revenue loss.

Showing a comparison of property tax revenue going back to 2010 demonstrated that at 2.35 mills Centerville has the second lowest property tax rate of municipalities in Montgomery County. In reviewing property tax distribution, it was noted most residents pay more for library or parks than police and roads. General Fund Expense distribution by department showed Police 56.4%, Non-Departmental 11.3%, Finance 7.3%, Development 6.7%, Management 6.3%, Public Works 6.1%, Recreation 3.5%, and Legal 2.6%. The revenues and expenses of individual

departments were reviewed and the value the Yankee Trace development provides to the community and economic engine were highlighted.

The Capital Improvement Program

Street and Sidewalks	\$11,019, 717
Traffic Control	543,060
Land Acquisition	100,000
Building and Improvements	983,500
Vehicles and Equipment	<u>2,016,735</u>
Total	\$14,663,012

Funding From Other Sources (5,564,987)

Net Cost To City 9,098,025

Mr. Davis listed the following awards that the City received in 2018:

- Tree City USA – 32<sup>nd</sup> consecutive year
- Police Department CALEA Commission Law Enforcement Reaccreditation
- Yankee Trace voted # 1 golf course in the Dayton area in Best of Dayton voting
- Benham’s Grove named best place to have a wedding in Best of Dayton voting
- GFOA Comprehensive Annual Financial Report Award for 18<sup>th</sup> consecutive year
- GFOA Annual Financial Report Award for clarity in reporting for 9<sup>th</sup> time

In final comments, Mr. Davis addressed increased capital spending, melding of the strategic plan and the financial plan, continued conservative budgeting, enhancing services throughout the city, and implementation of the Enterprise Resource Planning System. There are a number of new projects, new staff and methods of performance measurement in the immediate future for the City.

At 9:45 PM Mayor Compton requested a five minute break.

At 9:55 PM when the meeting reconvened, Mayor Compton opened the floor to any questions about the budget or the Capital Improvement Plan, prefacing it by saying that Council and the Finance Department have had extensive discussions and review at previous work sessions.

Mr. Serr inquired about whether property tax would be any different if the City was not part of the township. Mr. Davis responded that he believes that the millage would remain the same, however, this is something that he will research. Mr. Serr then inquired if there would be a lowering of taxes if there were not funds going to the township. Mr. Davis answered in the affirmative.

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



Mr. Serr sponsored the approval of the 2019 operating budget and CIP. Mrs. Rau seconded the motion. The motion passed with 7 ayes.

PUBLIC HEARING: ORDINANCE 23-18  
APPROPRIATIONS FOR FISCAL YEAR ENDING DECEMBER 31, 2019.

Mr. Davis provided the report for Ordinance 23-18 explaining that the appropriations provide the expenditure authority pursuant with the just approved 2019 budget.

There being no further questions from Council, Mayor Compton opened the public hearing. Seeing no one who wished to comment, he closed the Public Hearing.

Mr. Serr sponsored 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, and moved for its approval. Mr. Palcher seconded the motion. The motion passed with 7 ayes.

Mayor Compton moved to New Business.

EMERGENCY ORDINANCE 24-18  
APPROPRIATIONS FOR FISCAL YEAR 2018.

Mr. Davis explained Ordinance 24-18 is an annual, end-of-fiscal-year housekeeping legislation which makes adjustments to the appropriations and requests approval of those adjustments. This will ensure there is proper appropriation authority to cover expenditures and to confirm they are in line with revenues so that when the certificate of resources is filed with the state auditor's office, the City will be in compliance.

There being no questions or comments, Mayor Compton requested a motion to approve Emergency Ordinance 24-18.

Mrs. Rau sponsored Emergency Ordinance 24-18, An Ordinance To Amend Ordinance Number 01-18 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, 2018, and moved that it be passed. Mrs. Kenley seconded the motion. The motion passed with 7 ayes.

EMERGENCY ORDINANCE 25-18  
PAY AND RATES ORDINANCE FOR YANKEE TRACE

Human Resources Manager Jenn Brumby explained to Council that the state minimum wage increased by fifteen cents for tipped employees.

Mayor Compton requested a motion to approve Emergency Ordinance 25-18. Mr. Engert sponsored Emergency Ordinance 25-18, An Ordinance To Repeal Ordinance Number 20-18 In Its Entirety And To Establish Class Titles, Pay Ranges, Grades, Rates Of Pay, And Regulations

For Employees Associated With The Golf Club At Yankee Trace, City Of Centerville, Ohio, and moved that it be passed. Mr. Palcher seconded the motion. The motion passed 7-0.

EMERGENCY ORDINANCE 26-18  
PAY RATES AND REGULATIONS FOR CITY EMPLOYEES

Jennifer Brumby detailed the following three changes to the Ordinance which was passed in November, increase to the Clerk of Council salary, zoning code enforcement code official grade raised to a 40, and the building inspector grade also being raised to a 40.

Mr. Beals sponsored Emergency Ordinance 26-18, An Emergency Ordinance To Repeal Ordinance Number 19-18 In Its Entirety And To Establish Class Titles, Pay Ranges, Grades, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio and moved that it be passed, Mrs. Rau seconded the motion and it passed unanimously.

There being no further questions or business, Mayor Compton made the announcement that this month the final payment for Yankee Trace has been made and it is now debt free. He adjourned the meeting at 10:10 P.M. with the next regular meeting of City Council scheduled to take place on Monday, January 28, 2019 at 7:30 P.M.

Approved: *Bruce A. Compton*  
Mayor

ATTEST: *Carin R. Andrews*  
Clerk of Council

