

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, January 23, 2017, at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building. An invocation was given by the presider Mayor Brooks Compton and The Pledge of Allegiance to the Flag was led by Boy Scout Troop #299. 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	Gregory Horn
Finance Director	Jonathan Hudson
City Planner	Andrew Rodney
Economic Development Administrator	Nathan Cahall
Public Works Director	Doug Spitler
City Engineer	Jim Brinegar
Assistant to the City Manager	Kristen Gopman
Human Resources Manager	Jennifer Wilder
Community Resources Coordinator	Maureen Russell Hodgson
Municipal Attorney	Scott Liberman

Mayor Compton thanked Boy Scout Troop #299 from Epiphany Lutheran Church for leading the Pledge and invited the members and John Barrett, the quartermaster, to the podium to introduce themselves.

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

Council Meetings: December 19, 2016.

Work Session Meetings: December 19, 2016.
January 9, 2017.
January 13, 2017

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

In Communications, Mrs. Andrews announced she had received a communication from the Clerk of the Greene County Commissioners requiring the presentation to Council of a certified copy of the entire record of the annexation proceedings for 0.037 acres, more or less, from Sugarcreek Township, Greene County, Ohio, to the City of Centerville. The resolution accepting this annexation is on the Consent Agenda for this evening.

Mr. Liberman explained the annexation materials before Council were for a very small area taking the corporation limits to the centerline of Brown Road for consistency.

Chief Bruce Robertson presented the Lifesaving Awards to Lieutenant Matt Brown, Officer Bryan Sears and two citizens—Elizabeth Brown and Tracey Reed-Trueblood. Their quick actions in administering CPR and using an AED saved a life at the scene of a car accident on Far Hills Avenue. Chief Robertson presented Lieutenant Brown and Officer Sears Lifesaving Award certificates and Lifesaving pins. He presented certificates to Ms. Brown and Ms. Reed-Trueblood.

Mayor Compton welcomed Mr. Manfred Schreyer, who announced two upcoming events at the St. Leonard's Living Community, 8100 Clyo Road. The World Culture Event will be held June 10, 2017 from 11:00 A.M. to 10:00 P.M. The Baby Boomer Festival will be held August 5, 2017 from 11:00 A.M. to 10:00 P.M.

Mayor Compton administered the Oath of Office to Mr. Tom Ovington as a member of the Board of Architectural Review. Mr. Ovington is a retired architect who resides in Deer Run.

In the Mayor's Report, the Mayor spoke about the Martin Luther King Day Breakfast sponsored by the Centerville Washington Diversity Council with Special Guest Speaker Barbara Cross. He also announced Art at the Trace would be at Yankee Trace on February 25, 2017. Tickets are available at the City Building and Yankee Trace.

The 2017 Council Committees, Liaisons and Representation list had been distributed prior to the meeting. Mayor Compton noted the following changes from 2016:

- The addition of JoAnne Rau as Alternate to the First Tier Suburbs.
- The addition of the Business Task Force Advisory Committee chaired by Deputy Mayor Belinda Kenley.
- The naming of Jonathan Hudson as Representative for the Ohio Benefits Cooperative replacing Steven Hinshaw.
- The naming of John Beals as Representative to the Washington Township Recreation Board and Mark Engert as Alternate.
- The naming of Mark Engert as Chairman of the Bicycle Committee.

Mayor Compton recommended approval of the revised Council Committees, Council Liaisons, and Council Representatives list as follows:

COUNCIL COMMITTEES 2017

BICYCLE COMMITTEE

Mark A. Engert, Chairman
JoAnne C. Rau
John J. Beals

BUSINESS TASK FORCE ADVISORY COMMITTEE

Belinda H. Kenley, Chairman

John J. Beals
JoAnne C. Rau

ECONOMIC DEVELOPMENT

JoAnne C. Rau, Chairman
Mark A. Engert
Brooks A. Compton
Willis O. Serr

ENVIRONMENTAL COMMITTEE

JoAnne C. Rau, Chairman
John J. Beals
Belinda H. Kenley

FINANCIAL AND LONG-RANGE PLANNING

John E. Palcher, Chairman
John J. Beals
Willis O. Serr

INTERGOVERNMENTAL RELATIONS

Brooks A. Compton, Chairman
Belinda H. Kenley
John J. Beals

LEGAL

Brooks A. Compton
Mark A. Engert
Willis O. Serr

NEIGHBORHOOD RELATIONS

Belinda H. Kenley, Chairman
Brooks A. Compton
Mark A. Engert

PUBLIC HEALTH AND SAFETY

John J. Beals, Chairman
Mark A. Engert
Willis O. Serr

STORM WATER REVIEW COMMITTEE

John J. Beals, Chairman

STREETS AND HIGHWAYS

Belinda H. Kenley, Chairman
John J. Beals
John E. Palcher

COUNCIL LIAISONS

BOARD OF ARCHITECTURAL REVIEW

John E. Palcher

CENTERVILLE ARTS COMMISSION

John E. Palcher

CENTERVILLE CITY SCHOOLS

Brooks A. Compton

CENTERVILLE-WASHINGTON HISTORY

John J. Beals

CENTERVILLE PROPERTY REVIEW COMMISSION

Willis O. Serr

CENTERVILLE-WASHINGTON PARK DIST.

Willis O. Serr

CITY BEAUTIFUL COMMISSION

JoAnne C. Rau

CITY PLANNING COMMISSION

JoAnne C. Rau

SISTER CITY COMMITTEE

John J. Beals

WASHINGTON-CENTERVILLE PUBLIC LIBRARY

Willis O. Serr

WASHINGTON and SUGARCREEK TOWNSHIP TRUSTEES

Brooks A. Compton

CENTERVILLE REPRESENTATION

CENTERVILLE-WASHINGTON DIVERSITY COUNCIL

Gregory B. Horn

Maureen Russell Hodgson

DAYTON AREA MANAGERS ASSOCIATION

Gregory B. Horn

Jennifer S. Wilder

Kristen P. Gopman

DAYTON DEVELOPMENT COALITION

Belinda H. Kenley (Delegate)

Brooks A. Compton (Alternate)

FIRST TIER SUBURBS

Willis O. Serr

Brooks A. Compton

JoAnne C. Rau (Alternate)

GREENE COUNTY WATER/WASTEWATER ADVISORY COMMITTEE

K. Douglas Spitler

MIAMI VALLEY COMMUNICATIONS COUNCIL

JoAnne C. Rau (Delegate)
Brooks A. Compton (Delegate)
Gregory B. Horn (Alternate)

Government Technology Committee
Gregory B. Horn

MIAMI VALLEY REGIONAL PLANNING COMMISSION

John J. Beals (Delegate)
Gregory B. Horn (Alternate)

Technical Advisory Committee
K. Douglas Spitler (Delegate)
James G. Brinegar (Alternate)

Transportation Committee
John J. Beals (Delegate)
John E. Palcher (Alternate)

The Lower Greater Miami River Basin Council
John J. Beals

MONTGOMERY COUNTY COMMUNITY DEV. BLOCK GRANT

Brooks A. Compton

MONTGOMERY & GREENE CO. MAYORS & MANAGERS

Brooks A. Compton
Gregory B. Horn

MONTGOMERY COUNTY OFFICE OF EMERGENCY MANAGEMENT

Countywide Advisory Committee
Gregory B. Horn (Representative)
Kristen P. Gopman (Alternate)

MONTGOMERY COUNTY SOLID WASTE

Financial Advisory Committee
Gregory B. Horn
SWAC
Gregory B. Horn
SWMPC
Gregory B. Horn

OHIO BENEFITS COOPERATIVE

Jonathan T. Hudson
Jennifer S. Wilder

SATELLITE JUVENILE COURT

Gregory B. Horn
Bruce P. Robertson

SOUTH SUBURBAN COALITION

Willis O. Serr

SYCAMORE MEDICAL CENTER

Citizens Advisory Council
Brooks A. Compton
Gregory B. Horn

WASHINGTON TOWNSHIP RECREATION BOARD

John J. Beals (Delegate)
Mark K. Engert (Alternate)

Mrs. Rau moved to accept Mayor Compton's recommendations for the Council Committees, Council Liaisons, and Council Representatives for 2017 with the additions and amendments as listed above. Mr. Palcher seconded the motion and the motion passed 7-0.

Under Councilmember Reports, Mr. Beals shared information about the Centerville-Washington History speaker series, about "Raider Country" night hosted by Wright State University for local elected officials and about the upcoming annual meeting of the Miami Valley Regional Planning Commission on April 19th at the Dayton Marriott. Deputy Mayor Kenley gave updates on the Ohio Municipal League. Mr. Palcher noted the Arts Commission was preparing for Art at the Trace on February 25, 2017.

In the City Manager's report, Mr. Horn reminded residents that the Centerville Police Department is one of only two departments in the surrounding area whose officers are certified as first responders. All employees of Centerville receive CPR and AED training.

Mrs. Gopman outlined the community calendar for the months of February and March.

Report of the Planning Commission**PUBLIC HEARING: RESOLUTION AMENDING *CREATE THE VISION*
CENTERVILLE PLACE PLANNING STUDY**

Mr. Serr made a motion to remove from the table the resolution to amend the *Create The Vision* long-range plan. Mrs. Rau seconded the motion. The motion passed 7-0.

Mr. Rodney presented the Centerville Place Planning Study which assessed the future commercial viability of the 25+ acre shopping area south of Spring Valley Road and west of South Main Street known as the Centerville Place Shopping Center. The master plan book and market study provided to Council detailed recommendations for appropriate uses at this strategic location. The goal was to create a market-driven, comprehensive community vision for the redevelopment of the property, so it could become a regional destination. Mr. Rodney stated the Centerville Place Planning Study was the result of a "Charrette" process involving a steering

committee; it included three parts—the background and history of the parcels, the market analysis and recommendations for the future. He referenced a grant from the Montgomery County Land Bank that provided a 75/25 funding split with the City of Centerville.

The market analysis by Mr. Doug Harnish, of Market Metrics, LLC, showed the most substantial population growth in ages 65-74, by the year 2020. The median age for head of household will be 56 and median income was estimated at \$79,919. The Study suggested many residents will be moving into retirement age and may be making housing changes. It also noted household income was higher than average. The Study indicated viability for small niche companies, dining establishments, entertainment and boutique shops, having a regional draw.

The Master Plan Site Layout emphasized:

- Gathering and lingering spaces, patio zones, elevated decorative paving, community gardens
- Commercial areas bordering SR48 and multi-family and attached single-family residential housing to the rear of the property
- “Streets” interconnected with adjacent existing developments
- A large buffer yard adjacent to existing single family homes
- The introduction of unique design elements creating a destination atmosphere
- The walkability of the area
- The need for a welcoming entry with a village green or plaza area as well as parking
- The possibility of a phased approach

By a vote of 6-0, the Planning Commission recommended the adoption of the Centerville Place Planning Study as an official amendment to the City’s comprehensive plan, known as *Create the Vision*. Mr. Rodney noted that the study was intended as a guide, not as a strict blueprint or punitive code.

Mayor Compton opened the public hearing. Seeing no speakers, he closed the public hearing. Councilmember Rau expressed her pleasure in being a part of the committee.

When Mayor Compton inquired about a timeline for advancing the project, Mr. Rodney explained the next steps would be submission of the plan and its documentation to the Montgomery County Land Bank for reimbursement, and the engagement of property owners and/or potential developers for the project. Mr. Beals offered his praise for the plan and inquired whether the Planning Committee saw the need for public money. Mr. Rodney suggested that Tax Increment Financing, EDGE grants and PIR grants were potential sources of funding. He also noted existing infrastructure would greatly reduce development costs. The area is pedestrian-friendly with many desirable shops, businesses, public services, amenities, and schools already in place. Mayor Compton pointed out the Kroger Market Place was an integral part of this development and would be a draw for future development.

Planning Commission Members Jim Durham and Amy Korenyi-Both briefly spoke about the study. Mr. Durham stressed that the study provided the insight that Centerville is not an aging

suburban community looking for a big box store, but is vibrant and looking for something creative. He stated that preservation of current property values is imperative.

Mr. Engert sponsored Resolution 01-17, A Resolution Amending The Create The Vision Comprehensive Long Range Master Plan For The City Of Centerville, Ohio By Adding The Centerville Place Planning Study, and moved that it be passed. Mrs. Kenley seconded the motion. The motion passed unanimously.

There being no standing committee reports, Mayor Compton explained that the Consent Agenda contained routine procedural and administrative matters the Council had discussed in Work Session. Councilmembers read the following Consent Agenda items into the record.

- A. Resolution 02-17, A Resolution Accepting The Annexation Of Property Owned By Centerville Community Improvement Corporation Which Is Contiguous To The Corporate Limits Of The City Of Centerville And Which Is Located In The Unincorporated Area Of Sugarcreek Township.
- B. Resolution 03-17, 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.
- C. Appointment As Follows:
Donald Stewart – Planning Commission – term of 3 years.
- D. Reappointments As Follows:
Louis Bordonaro – School Personnel Appeals – 3 year term.
Suzanne Holloway – Sister City Committee – 3 year term.
Dan Carfagno – Property Review Committee – 3 year term.
John Lohbeck – Property Review Committee – 3 year term.

Mr. Horn gave an explanation of Item A. regarding the annexation of a very small area of public roadway from Sugarcreek Township on Brown Road, east of Wilmington Pike. Greene County Engineering was in agreement with the annexation and a maintenance agreement had been worked out with Sugarcreek Township.

Mayor Compton requested a motion to approve the Consent Agenda. Mr. Serr sponsored the Consent Agenda, and moved for approval. Mr. Palcher seconded the motion. The motion passed unanimously, 7-0.

At 8:55 P.M. Mayor Compton requested a 10 minute break. The meeting reconvened at 9:10 P.M.

Old Business

PUBLIC HEARING: ORDINANCE 28-16
APPROPRIATIONS FOR EXPENSES FOR 2017

The public hearing was held concerning Ordinance 28-16, the appropriations legislation for 2017. City Manager Greg Horn and Finance Director Jonathan Hudson presented the City's revenue projections and appropriations summary for 2017. Mr. Horn reported a beginning balance in January 2016 of \$24,026,473 and a yearend balance of \$23,309,473. He reviewed the proposed budget for 2017 with its estimated ending balance of \$22,394,906. He stated the City's financial picture was very stable and noted that bonds related to Tax Increment Financing at Cornerstone and Special Assessment Financing at The Grove skewed the financial picture somewhat, since these costs were expected to be repaid to the City over time. He recapped the cuts in municipal funding from the Ohio Legislature that have drastically reduced the City's revenues. Since 2012, reliance on municipal earned income tax has increased from about 68% of the budget to a record 83% at present. Mr. Horn went over other funding sources and compared expenditures and revenues by department before comparing the income tax rate in other Montgomery County municipalities to Centerville's income tax rate. Even with the recent passage of an additional 0.5 percent earned income tax, Centerville has one of the lower rates in the area. In addition, at 2.35 mills, City has the second lowest municipal property tax rate in Montgomery County.

Mr. Hudson detailed local income tax losses created by House Bill 5 that could cause an additional shortfall of about \$2 million per year for the City. HB5 allows businesses to carry forward net operating losses, lets non-resident tax-payers work 20 "free" days within a jurisdiction before paying taxes, and paves the way for centralized income tax collection in Columbus. All of these would cause significant reductions in revenue.

Mr. Horn explained expenditures for the coming fiscal year in the various budget categories and the Capital Improvement Program for 2017. He highlighted major road programs, TIF infrastructure at Cornerstone, SAF infrastructure for The Grove, police staffing, and proper maintenance of the equipment fleet. He reported the Yankee Trace debt was scheduled to be paid in full in 2018 and may be finished sooner, before noting positive signs of growth for the City's earned income tax base with over \$200 million in planned development for 2017.

Mr. Horn ended his report by listing the following awards the City received in 2016:

- Tree City USA for the 30th 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 16th consecutive year.
- GFOA Annual Financial Report Award for clarity in reporting for 7th time.

When Mayor Compton opened the public hearing, Mr. Ken McCall, 1430 Tatewood, a leader of Bike Centerville and a member of the Board of Directors of Bike Miami Valley, expressed gratitude for the funds allocated for bikeways. He asked for Council's support for hiker-biker trails and for a commitment for a higher priority for the accreditation of Centerville

as a bike-friendly community. He stressed the importance of an active transportation network for the vitality of the City.

Seeing no other speakers, Mayor Compton closed the public hearing and asked for Council questions.

Mr. Engert stressed the upward trend in the percentage of municipal expenses needing to be covered by earned income tax. He asked if the City had a goal for the ratio of State funding to earned income tax. Mr. Horn stated the City would to keep the ratio at 70/30, but that would require an attitude of reinvestment at the State level. The elimination of the estate tax was another factor. Mayor Compton reiterated that the City must prepare for the ongoing decline in revenue from the State of Ohio. Mr. Horn added the net impact of the levy increase is difficult to gauge due to the potential for continuing cuts in funding for municipalities.

Mr. Palcher sponsored Ordinance 28-16, 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, 2017, and moved that it be passed. Mr. Serr seconded the motion. The motion passed with a 7-0 vote.

**PUBLIC HEARING: ORDINANCE 30-16
PAY GRADES, RATES OF PAY, TITLES FOR CITY OF CENTERVILLE EMPLOYEES**

The public hearing was held for Ordinance Number 30-16. Mrs. Jennifer Wilder, Human Resources Manager, explained staff recommended only minor adjustments for City of Centerville employees' pay ranges, grades, rates of pay and regulations. Included were a 2.6% annual wage rate increase for most positions and an increase of \$10 per year to the Supplemental Retirement Payout. The pay ranges for most seasonal and part-time positions increased, because of difficulty of filling positions this past year. Staff recommended a 1.5% pay scale adjustment for sergeants and increased shift differentials for police officers. Council had reviewed the City employees' pay ordinance for 2017 during a work session meeting and had passed an emergency ordinance in December.

Mayor Compton opened the public hearing and, seeing no one come forward, closed the public hearing.

Mrs. Kenley sponsored Ordinance 30-16, An Ordinance To Repeal Ordinance Numbers 28-154 and 07-16 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. Mrs. Rau seconded the motion. The motion passed with seven ayes.

**PUBLIC HEARING: ORDINANCE NUMBER 32-16
PAY GRADES, RATES OF PAY, TITLES FOR EMPLOYEES AT YANKEE TRACE**

Mrs. Wilder reviewed the minor changes to pay ranges for part-time and seasonal positions for Yankee Trace employees in Ordinance 32-16 which she had presented to Council at a work session. A similar ordinance was passed as an emergency ordinance in December.

Mayor Compton opened the public hearing. When no speakers came forward, he closed the public hearing.

Mrs. Rau sponsored Ordinance 32-16, An Ordinance To Repeal Ordinance Number 30-15 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 that it be passed. Mr. Beals seconded the motion. The motion passed with seven ayes.

PUBLIC HEARING: ORDINANCE 34-16
2017 PERSONNEL MANUALS

The public hearing was held for Ordinance 34-16. Mrs. Wilder explained the following three policy modifications for the 2017 Personnel Manuals for City employees:

1. A change for the probationary period for public safety officers to require a minimum of six months of probation after the completion of the field training assignment.
2. A change to clarify the classification of marijuana as a controlled substance, illegal under federal law.
3. Changes related to funeral leave would permit full time employees to request up to 3 days of funeral leave and "grandparent-in-law" would be added to the list of family members included in that policy.

Mayor Compton opened the public hearing for questions or concerns. Seeing no speakers come forward, Mayor Compton closed the public hearing.

Mr. Engert sponsored Ordinance 34-16, An Ordinance To Repeal Ordinance Number 32-15 In Its Entirety And To Establish The Personnel Manuals Of The City Of Centerville, and moved that it be passed. Mr. Palcher seconded the motion. The motion passed with seven ayes.

PUBLIC HEARING: ORDINANCE 02-17
YANKEE TRACE WOODS, LLC INSTALLATION OF PUBLIC ROADWAYS

The public hearing was held for Ordinance 02-17. Mr. Cahall stated this legislation was needed to move forward with the use of Special Assessment Financing and the building of public infrastructure for new lots at The Grove. The Ordinance would allow staff to proceed with initial bidding so that construction could begin in the next few months.

Mayor Compton opened the public hearing, closed it, and opened the floor for questions from Council. Hearing none, he verified that an assessment on each lot would be paid over time by the eventual homeowner to pay off bonds which will be issued to allow infrastructure work to begin. Mr. Cahall concurred and stated contracts for the first phase of construction should be coming to Council at the March meeting. Work should begin sometime this spring.

Mr. Palcher sponsored Ordinance 02-17, An Ordinance Determining To Proceed With The Construction And Installation Of Public Roadways, Sidewalks, Curbs And Sanitary Mains

Along The Yankee Trace Woods, LLC Property, Together With All Necessary Appurtenances Thereto, and moved that it be passed. Mrs. Kenley seconded the motion and it passed with a 7-0 vote.

There being no Citizen Comments or New Business, the Mayor adjourned the meeting at 10:10 P.M. The next regular meeting of the Centerville City Council was scheduled for Monday, February 20, 2017.

Approved: *Bruce A. Compton*
Mayor

ATTEST: *Carin R. Andrew*
Clerk of Council