

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, March 20, 2017, at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation given by Pastor Tony Miltenberger of the Centerville United Methodist Church, and the Pledge of Allegiance to the Flag with Mayor Brooks Compton presiding. Councilmembers and City Staff were present as follows:

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 Spittler
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 requested a motion to excuse the absence of Deputy Mayor Belinda Kenley due to illness this evening. Mr. Beals made a motion which was seconded by Mr. Palcher and passed with 6 ayes.

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

Council Meetings: February 20, 2017.

Work Session Meetings: February 20, 2017.
 March 6, 2017.
 March 13, 2017.

Council Retreat Meeting: January 14, 2017.

Mr. Palcher made a motion for approval of the minutes as distributed. Mr. Serr seconded the motion, and it passed with 6 ayes. Mrs. Rau abstained from the minutes of March 6, and March 13, 2017.

In Communications, Mrs. Andrews reported the resignation of Rachel Selby from the Centerville Arts Commission.

Chief Bruce Robertson introduced Officer Colby Keller, a new employee at the Centerville Police Department.

Council recognized Mr. Robert Perkins for his dedicated service on the Board of Architectural Review and the Property Review Commission. He was first appointed to the BAR in 1978 and later served on the Property Review Commission. In 2003, Mr. Perkins received the Mayor's award for community service. Mayor Compton detailed Mr. Perkins' involvement within the community, before Mr. Perkins spoke of his 67 years as a Centerville resident. Mayor Compton presented a certificate of appreciation to Mr. Perkins.

Brian Humphress, Executive Director of the Miami Valley Communications Council, updated Council on the work of the consortium of local governments made up of eight member cities and 21 affiliate member cities in the greater Dayton area. The purpose is to provide cost-effective services, including cable access channels, joint-purchasing opportunities and specialized training. Centerville projects this year included a new back-up generator, cameras for Council Chambers, an extended fiber optic network and competitive bidding for street lighting, electric generation, and street markings.

Mr. Humphress introduced the Director of the Tactical Crime Suppression Unit, Mr. Charlie Stiegelmeier, who gave a brief presentation on the history and services provided by the TCSU. He also discussed the opioid epidemic facing all communities and gave an update on tactics, support and networking efforts.

Under the Mayors report, Mayor Compton mentioned upcoming events. The Faith Leaders breakfast will be on Wednesday, March 22 at 8:30 A.M. at Yankee Trace. An open forum meeting with the business owners in the Architectural Preservation District and Heart of Centerville is scheduled for Tuesday, March 21 at Benham's Grove at 7:00 P.M. The Mayor took a moment to offer greetings and well wishes to former Mayor Mark Kingseed.

When Mayor Compton asked Mr. Horn to address the issue of centralized tax collection, the City Manager reported on his attendance at a meeting of the Ways and Means Committee at the Statehouse in Columbus. Mr. Horn asked Centerville residents to contact State Representative Jim Butler and State Senator Peggy Lehner opposing centralized tax collection. He listed the reductions in revenue Centerville has suffered in the last few years for an annual loss of over \$3 million. The changes in state funding were the main reason for the necessity of the first income tax rate increase in 35 years. Centralized income tax collection would cause another significant decrease in the City's revenue. Mr. Beals added centralized collection would have an impact on the employees in our tax department.

The Mayor asked JoAnne Rau to read the Proclamation for Fair Housing month.

In Councilmember reports, Mr. Beals announced several upcoming events. Centerville History will present "Women Aviators, The Gals That Dared" at Rec West on March 21, 2017 at 6:30 P.M. The Miami Valley Regional Planning Commission is holding its annual spring dinner on April 19 at the Dayton Marriott.

Mr. Engert spoke concerning the opioid awareness forum conducted by the Centerville Police Department on March 7. Members of the panel discussion included Police Chief Robertson, an emergency room physician from Miami Valley Hospital, and representatives from the Outreach Program and Tactical Crime Suppression Unit. Citizens were urged to

combat drug abuse by contacting police concerning suspicions of drug activity and securing pain medications/narcotics in their own homes. For Bike Centerville, Mr. Engert listed upcoming activities. On May 5, the Miami Valley Cycling Summit will be held at Wright State University; Greene County Parks will host the Miami Valley Cycling Summit Century ride on May 6. A group ride the evening of a Centerville food truck rally tentatively is planned for June 9. Bike Centerville, in conjunction with Bike Miami Valley, will be placing ten bike racks at strategic locations within the City.

Mrs. Rau noted City Beautiful hosted a landscape design workshop on March 11 at Centerville High School. The seminar can be viewed on the City of Centerville YouTube channel. Jill Early, the landscape designer for Kettering Medical Center, was the presenter.

Mr. Palcher thanked Tom Bankston and the Arts Commission for the presentation of "A Taste of the Arts" which featured performances by members of the Dayton Ballet, Dayton Opera, and the Dayton Philharmonic at Centerville High School on March 12, 2017. Art at the Trace took place on Saturday, February 25, 2017 and spotlighted exhibits of local artists and great food for an entertaining evening. Mr. Palcher announced that the Centerville Arts Commission was seeking sponsors for the summer concert series.

Mr. Horn shared no information in the City Manager report; Mrs. Gopman outlined the community calendar for the months of March and April.

PUBLIC HEARING: P-2017-0003
FINAL DEVELOPMENT PLAN FOR RANDALL RESIDENCE

Mr. Rodney gave the staff presentation on Case P-2017-0003, the Final Development Plan for the Randall Residence complex bounded by Sheehan, Social Row and Paragon Roads. Since the previous development plan expired in August 2016, the developer reapplied without major changes to the previously approved plan. The Randall Residence will feature 171,000 square feet of independent living, assisted living, and memory care along with 106 parking spaces. The Villas at the Randall Residence will be twenty-one quad-units of rentals for independent living. The plan includes public and private roadways, a roundabout, utilities, landscaping, mounding, fencing and other amenities similar in style to the wider Yankee Trace community.

Mr. Rodney discussed grading, a retaining wall ten feet high in the southeast corner of the property, the street layout, circulation, the widening of Paragon and Sheehan Roads, setbacks, density and architecture. The quad units will have stone bases and hardie plank siding; four garages and a maintenance building will use architecture similar to The Villas. Approval of signs is not included, but signage will be consistent with the other areas of Yankee Trace. Stormwater and other utility connections remain under review, with four retention ponds being proposed. Planning Commission found the application generally met the Standards of Approval and voted 7-0 to recommend approval of the Final Development Plan, subject to the following eleven conditions:

1. This FDP shall supersede all previous Final Development Plan approvals.

2. Exterior materials palette subject to City Planner review.
3. All utilities shall be labeled public or private and encumbered within an easement.
4. Final design of hiker-bike and pedestrian pathways subject to City Planner review.
5. Final location and quantity of monument signage shall not be determined by this Final Development Plan.
6. Final landscape design and material selection subject to City Planner review.
7. Final location of horse park fence shall be subject to City Planner review. Fence shall be located solely along the perimeter streets.
8. Final design and composition of all retaining walls and safety fencing subject to City Planner review.
9. All necessary permitting shall be obtained and provided subject to City Engineer review.
10. Detailed Engineering Division comments shall be incorporated into all future documents.
11. Detailed Montgomery County Water Services and utility company comments shall be incorporated in all future documents.

Questions from Council followed. When Mr. Palcher inquired about the roundabout and its robust plantings, Mr. Rodney stated staff was working with the applicant to ensure proper sight distance is maintained. In response to a question from Mr. Beals, Mr. Rodney explained that the hiker-biker path is on the north side of Sawgrass Boulevard and along the entire perimeter of the development. Mr. Beals asked about the width of the streets. Mr. Rodney clarified that the City Engineer approved the width of streets used throughout Yankee Trace. He stated that staff was working with the engineer regarding the addition of rolled curb.

Mayor Compton opened the Public Hearing.

Mr. John Roll of Roll and Associates, Inc., 3176 Kettering Boulevard, the architect for the project, spoke about the change in the ownership group in the past three years. He stated the developer hoped to break ground on the project in early summer.

Questions from Council followed concerning the layout of the intersection of Sawgrass Boulevard and Sheehan Road and about safety at the retention ponds.

Seeing no further speakers and hearing no further questions, Mayor Compton closed the Public Hearing.

Mrs. Rau made a motion to approve Application P-2017-0003, the Final Development Plan for the Randall Residence, with the eleven conditions recommended by Planning Commission, as shown above. Mr. Engert seconded the motion. The motion passed with 6 ayes.

PUBLIC HEARING: APPLICATION P-2017-0004
FINAL DEVELOPMENT PLAN FOR ALLURE
6751 LOOP ROAD

Mr. Rodney gave the staff presentation related to Application P-2017-0004, the Final Development Plan for The Allure, a proposed 312-unit multi-family development in seven buildings at 6751 Loop Road. The City Planner used slides to explain the current conditions on the parcel and noted Council previously had approved a Community Center Overlay for the property. The overlay permitted the requested density of 21.4 units per acre. The 14.55 acre parcel shared a boundary with Cross Pointe Shopping Center and had frontages on Loop Road and I-675. Mr. Rodney detailed the amenities that will be offered in the apartment complex and shared photos of a similar development in West Chester. He discussed the significant amount of grading required to accommodate the flow of stormwater to the basin on the west end of the property. Because of bedrock near the surface, the areas closest to Loop Road will need to be raised 8-10 feet above existing grades which will be 5-6 feet above the grade of Loop Road and will require retaining walls. A maximum building height of up to 60 feet was approved by Planning Commission with a variance.

Pedestrian connectivity to Cross Pointe Center will be provided via an enhanced walkway atop a 24-foot sewer access easement. Enhancements will include decorative arbors, landscaping, hardscaping, screen walls, paint, decorative lighting and pedestrian amenities. Mr. Rodney discussed parking spaces, garages, circulation, setbacks, the order of construction and the potential need for future platting action. He noted the applicant would be required to participate financially in exterior roadway improvements in the area. He also noted the extensive treatment on The Allure perimeter facing the shopping center.

Planning Commission voted 7-0 to recommend approval of Application P-2017-0004 with the following thirteen conditions:

1. Per Article 9.47 of the UDO, parkland dedication is required. The Applicant shall provide 2.76 acres of parkland via public land dedication, payment of a fee-in-lieu, private land dedication, or a combination thereof. Such dedication or fee-in-lieu shall be due prior to the issuance of zoning and building permits.
2. The Applicant shall participate financially in the construction of roadway improvements required as a result of this development per the approved Traffic Impact Study and the discretion of the City Engineer. Full payment for the Applicant's share of the improvements shall be due prior to the issuance of zoning and building permits.

3. A final design for the proposed ornamental fence along Loop Road shall be subject to approval by the City Planner. The fence shall closely mimic the fence and column design at the SR48/I-675 interchange.
4. A final design for the proposed pedestrian walkway to Cross Pointe Center shall be subject to approval by the City Planner. The walkway shall provide pavement, landscape, lighting, screening, and other aesthetic treatments to present a welcoming environment for pedestrians.
5. A block of high architectural quality shall be utilized in the construction of the proposed retaining walls. Such material shall be subject to approval by the City Planner.
6. The final design of stormwater management infrastructure shall be in accordance with Article 9.35 of the UDO.
7. A sheet(s) reflecting truck turn templates shall be provided with or in advance of the construction documents for review.
8. The Landscape Plan shall be amended to reflect the current site plan.
9. The Norway Spruce trees proposed along Loop Road shall be relocated to provide a general landscape screen between Loop Road and Building #1.
10. Exposed unfinished treated lumber shall be prohibited. All unfinished lumber shall be stained, painted, or otherwise finished or concealed subject to approval by the City Planner.
11. All roof-mounted HVAC equipment shall be concealed in accordance with UDO standards.
12. Detailed comments from the Engineering Division will follow and shall be incorporated into the final development plan, record plan, and construction documents as appropriate subject to approval by the City Engineer.
13. Detailed comments from Montgomery County Water Services and utility companies will follow and shall be incorporated into the final development plan, record plan, and construction documents as appropriate subject to approval by the City Engineer.

Mayor Compton requested a short break at 9:30 P.M.

When the meeting reconvened at 9:40 P.M., Mayor Compton opened questions from Council. Members inquired about the height of the buildings, the architectural features, the brick veneer, the widening of Loop Road, the necessity to replace the Loop Road bridge or improve its lighting, the width of the pedestrian access to Cross Pointe, and the lighting plan for the complex.

When Mayor Compton opened the Public Hearing, Mr. Jared Barnett, representing Synergy and Mills Development, explained the developers worked three years to plan this quality project in Centerville, using the principles of Create the Vision. With the cooperation of Mr. and Mrs. Wright, the owners of Cross Pointe Center, the two sites will provide the pedestrian-friendly lifestyle renters are seeking. The park-like setting, garages within the buildings and elevators in each building are unique in the Dayton market. Addressing the question about the pedestrian access easement, Mr. Barnett explained the pedestrian walkway will be located close to apartment amenities and all sidewalk systems will funnel to the Cross Pointe connector. He used illustrations of the existing easement and an artist's renderings of architectural details.

Questions from Council followed. When Mr. Beals asked about the width of the landscaped walkway between the buildings, Mr. Barnett stated it was twenty-five feet wide and pointed out that the roadway access behind the shopping center must be maintained for deliveries. Mr. Barnett also explained the emergency access at the west end of the shopping center for the Washington Township Fire Department and for emergency egress. The developer will construct and maintain this cross access easement area. Mr. Barnett responded to questions on lighting for the walkway and requirements for fire retardants for the two different types of parking garages. Other discussion related to security, nighttime lighting, building materials, ways to break up the flatness of areas of brick, the color palette and the creation of a timeless look.

Mayor Compton closed the Public Hearing.

Mrs. Rau moved to approve the Final Development Plan for The Allure, subject to the 13 conditions recommended by the Planning Commission, as shown above. Mr. Palcher seconded the motion. Council approved the Final Development Plan for the Allure with a roll call vote of 5-1. Mr. Engert voted no.

APPLICATION P-2017-0005
REPLAT CORNERSTONE SECTION 5, LOT 3

Mr. Rodney explained the application by Robert Hall on behalf of Cornerstone Developers for a lot split to accommodate a CoreLife Eatery on Lot 3 in Section 5 at 5201 Cornerstone North Boulevard. Mr. Rodney stated a cross access easement was included and proper setbacks could be maintained. Planning Commission unanimously recommended approval, without conditions.

Mr. Robert Hall, Oberer Land Developers, 3445 Newmark Drive, was present to answer questions. In response to a question from Mr. Beals, Mr. Hall stated the the primary purpose of the cross access easements under this current lot split was to ensure permanent access from the CoreLife Eatery (Lot 3) to a public roadway.

Hearing no other questions from Council, Mr. Beals motioned to approve the replat for Cornerstone Section 5, Lot 3, as requested in Application P-2017-0005. Mr. Engert seconded the motion. The motion passed 6-0.

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

- A. Ordinance 03-17, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance, As Amended, To Rezone 38.065 Acres Of Land, More Or Less, Located South Of Brown Road In Cornerstone Phase IV To Facilitate Development, As Follows:
Area One, 1.244 acres, To Be Rezoned From B-PD With A CC Overlay To B-PD With An NC Overlay;
Area Two, 13.872 Acres, To Be Rezoned From R-PD With An NR Overlay To B-PD With An NC Overlay;
Area Three, 0.330 Acres, To Be Rezoned From R-PD With An NR Overlay To B-PD With A CC Overlay;
Area Four, 2.909 acres, To Be Rezoned From B-PD With A CC Overlay To B-PD With An NC Overlay;
Area Five, 9.208 acres, To Be Rezoned From B-PD With A CC Overlay To R-PD With An NR Overlay; and
Area Six, 10.502 Acres, To Be Rezoned From B-PD With A CC Overlay To O-PD With A CC Overlay.
(Set for Public Hearing May 15, 2017)
- B. Ordinance 04-17, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance As Amended, To Rezone 27.563 Acres Of Land, More Or Less, Located South Of Brown Road In Cornerstone Phase IV To Facilitate Development, As Follows:
Area One, 1.244 acres, To Be Rezoned From B-PD With A CC Overlay To B-PD With An NC Overlay;
Area Two, 13.872 Acres, To Be Rezoned From R-PD With An NR Overlay To B-PD With An NC Overlay;
Area Three, 0.330 Acres, To Be Rezoned From R-PD With An NR Overlay To B-PD With A CC Overlay;
Area Four, 2.909 acres, To Be Rezoned From B-PD With A CC Overlay To B-PD With An NC Overlay;
Area Five, 9.208 acres, To Be Rezoned From B-PD With A CC Overlay To R-PD With An NR Overlay.
(Set for Public Hearing May 15, 2017)
- C. Ordinance 05-17, An Ordinance To Amend Chapter 1080, Rights-Of-Way Administration Of The Centerville Municipal Code. (Set for Public Hearing April 17, 2017)
- D. Ordinance 06-17, An Ordinance To Amend Section 1024.02, Permit Application; Fee; Deposit, Of The Centerville Municipal Code. (Set for Public Hearing April 17, 2017)

- E. Ordinance 08-17, An Ordinance To Amend Section 210.02, Advertisement For Bids, Of The Centerville Municipal Code To Designate The Newspapers Of General Circulation. (Set for Public Hearing April 17, 2017)
- F. Ordinance 09-17, An Ordinance Amending Section 836.04, License Application, For Peddlers, Vendors, Canvassers, And Charitable Solicitations Of The Codified Ordinances Of The City Of Centerville. (Set for Public Hearing April 17, 2017)
- G. Resolution 13-17, A Resolution Accepting The Bid Submitted By Barrett Paving Materials, Inc. Of Franklin, Ohio For The MOT-E. Franklin Street – Centerville Project (Project SS-1) For Resurfacing And Related Maintenance And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- H. Resolution 14-17, A Resolution Ratifying The Action Taken By The City Manager, On Behalf Of The City Of Centerville, To Enter Into An Agreement With Plante Moran, PLLC For Financial Software System Selection Consulting Services.
- I. Resolution 15-17, A Resolution Declaring Specific Property No Longer Utilized By The City of Centerville As Surplus Property An Authorizing The City Manager To Dispose Of Said Property In Accordance With The Guidelines Stated Herein.
- J. Appointments as follows:
 - Joseph Demariano – Board of Architectural Review – term of 3 years.
 - Paul Heintz – Tax Appeals Board (Pre-2016 group) – term of 3 years.
- K. Reappointments as follows:
 - Amy Korenyi-Both – Planning Commission – term of 4 years.

Mr. Serr sponsored the Consent Agenda and moved for its approval. Mr. Palcher seconded the motion. The motion passed unanimously, 6-0.

There being no Old Business or Citizen Comments Mayor Compton moved to New Business.

EMERGENCY ORDINANCE 07:17: ADDING MIAMI VALLEY NEWSPAPERS TO NEWSPAPERS OF GENERAL CIRCULATION

Mr. Horn explained one of the newspapers used by the City as acceptable for legal publications was no longer in existence. Mr. Liberman researched *The Centerville Dispatch* distributed by Miami Valley Newspapers and found it to be a paper of general distribution as required by Charter and State Statute for noticing public bidding and for other legal purposes. The Ordinance would add the name of the newspaper to Section 210.02 of the Municipal Code.

Mrs. Rau sponsored Emergency Ordinance 07-17, An Emergency Ordinance To Amend Section 210.02, Advertisement For Bids, Of The Centerville Municipal Code to

Designate The Newspapers Of General Circulation, and moved that it be passed. Mr. Engert seconded the motion, and it passed unanimously with a 6-0 vote.

The Mayor adjourned the meeting at 10:28 P.M. The next regular meeting of the Centerville City Council was scheduled for Monday, April 17, 2017.

Approved: *Bruce A. Conpton*
Mayor

ATTEST: *Carin R. Andrew*
Clerk of Council