

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, July 17, 2017, at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation given by Mayor Compton, and the Pledge of Allegiance to the Flag with Mayor Brooks Compton presiding. Councilmembers and City Staff were present as follows:

Councilmembers      Belinda Kenley  
   Mark Engert  
   John Palcher

Clerk of Council Carin Andrews

Acting City Manager Nathan Cahall

Finance Director Jonathan Hudson

City Planner Andrew Rodney

Public Works Director Doug Spitler

City Engineer Jim Brinegar

Municipal Attorney Steve Bacon

Community Resources Coordinator Maureen Russell Hodgson

Mayor Compton requested a motion to excuse the absence of Councilmembers John Beals, JoAnne Rau and Bill Serr. Mr. Palcher made a motion which was seconded by Mrs. Kenley and was passed 4-0.

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

Council Meetings:              June 19, 2017.  
   July 10, 2017.

Work Session Meetings:      June 19, 2017.  
   July 10, 2017.

Mrs. Kenley made a motion for approval of the minutes, as distributed. Mr. Engert seconded the motion, and it passed with 4 ayes. Mr. Palcher abstained from the vote on the minutes of July 10, 2017.

Mayor Compton introduced the newly named City Manager, Mr. Wayne S. Davis, who will begin his duties on August 21, 2017. Mr. Davis is currently serving as the City Manager for the City of Montgomery. Mr. Davis addressed Council, Staff and residents and thanked them for the opportunity to serve as the Centerville City Manager. He has lived in the community for the last twenty years and looks forward to serving Centerville in this capacity and sustaining its positive trajectory.

Mayor Compton presented certificates to Eagle Scout recipients Luke Woods and Kyle Westhaus. He congratulated both young men and their parents, before the scouts shared information about their projects.

Mrs. Susan Jessee, Chair of the City Beautiful Commission, announced some of the City's Summer Beautification Award winners. King Orthodontics, 6460 Far Hills Avenue, owned by Dr. Jack King, won the July Business Pride Award. Dr. Jack King, Dr. Sam King,

Dr. Gwyn King and Jack and Vivian King accepted the award. Mrs. Jessee noted July Residential Landscape Aware winners as follows:

**JULY**

Marilyn Marx  
1921 Dovecrest Court

Kelly and Brian Samborsky  
5559 Forest Bend Drive

Gary and Patricia Ware  
5009 Alpine Rose Court

Tom Conway & Joann Spangler  
212 Prague Court

Lois Mitchell  
216 Blackstone Drive

Kelly and Connie Malcolm  
9117 Mary Haynes Drive

Carol Farquhar-Nugent  
850 Vintage Lake Court

In his Mayor's Report, Mayor Compton recognized the individuals responsible for the success of the Americana Festival. The Mayor called special attention to Maureen Russell-Hodgson, Community Resources Manager, and honored her for her years of coordinating the Americana Festival on behalf of the City of Centerville.

The Mayor wished Mr. Horn the best in his retirement and thanked Mr. Cahall for serving as Acting City Manager for the evening's meeting

Mrs. Kenley gave updates on the most recent Business Advisory Task Force meeting, where Mr. Bill Menker of the Centerville Washington Township Library shared information on the services the library offers. She noted business owners had shared positive comments about the West Franklin Street improvements.

In the City Manager's report, Mr. Cahall added accolades for all staff involved in the set-up, operation and tear down of the Americana Festival.

Mr. Spitler provided the following update relating to the street resurfacing and concrete program:

- 17.94 miles of the city's 248 lane miles are currently in the process of being upgraded with a concentration in the Concept East and Concept West neighborhoods, along with a section of Clio Road.
- Centerville's annual street program must meet or exceed \$3.1M or 10-12 lane miles per year to stay at suggested cycle lengths for maintenance.
- Ohio Public Works monies, ODOT funds and the recent income tax increase support the street program. .
- In general, street ratings are done every two years.

Mr. Engert inquired about the difference per lane mile for resurfacing between asphalt and concrete. Mr. Spitler answered that it was roughly \$140,000 per lane mile. Mayor Compton

complimented Mr. Spitler for his foresight and planning related to infrastructure, so that repairs and repaving could be done in a cost effective way.

Mrs. Gopman gave the community calendar for the months of July and August.

#### REPORT OF THE PLANNING COMMISSION

##### RECORD PLAN FOR WOODLAND GREENS – PARAGON ROAD APPLICANT: RON COFFMAN, EQUITY INC.,

Mr. Rodney made the staff presentation for Application P-2016-0024, the plat for the Randall Residence at Yankee Trace, Woodland Greens Section 1 along Paragon Road, north of Social Row Road. The original applicant was Mr. Walt Minch, however, Mr. Coffman of the Equity Group is now leading the development of the property. This replat of 27 lots would facilitate the development of Phase I of Woodland Greens, an area of single-family homes. Staff analysis indicated this record plan is generally consistent with the Final Development Plan that was renewed by Council earlier this year. On June 28, 2016, Planning Commission recommended approval of the plat with a 6-0 vote. Planning Commission attached six conditions to the recommendation for approval. Three additional conditions now were suggested by staff. The recommended conditions were as follows:

1. The Applicant shall provide a “For Reference Only” modified plat document which includes references to the lot number sequence previously used on the Final Development Plan documents.
2. A road name shall be given to the stub street between Lots #25 and #26.
3. The location and dimension of any proposed medians shall be identified and labeled as separate Reserve Areas subject to approval by the City Planner.
4. The record plan shall not be released for recording until all associated Homeowner’s/Property Owner’s Association documents have been reviewed and approved by the Municipal Attorney and City Staff.
5. All construction documents related to this record plan shall be approved by the City Engineer prior to recording of the record plan.
6. All relevant Conditions of Approval from the approved Preliminary Development Plan (P-2013-0051) and Final Development Plan (P-2014-0027) shall apply to this record plan.
7. A Subdivider’s Agreement shall be entered upon between the subdivider and the City of Centerville prior to recording of the plat.
8. Financial guarantees for construction of all public infrastructure shall be provided in accordance with the requirements of the UDO prior to recording of the plat.

9. A Naming Rights Agreement for use of the Yankee Trace name and logo shall be entered upon between the subdivider and the City of Centerville prior to recording of the plat.

Mayor Compton voiced several questions. When he inquired as to whether the final development plan complied with the approved plan, Mr. Rodney stated it did with the exception of lots #1 and #2 that will be lots for a retention pond. Mayor Compton then asked whether the Subdivider's Agreement was currently in process. Mr. Rodney responded the agreement was pending; the municipal attorney and the developer's attorney were finalizing details. Mayor Compton asked when the record plan would be recorded, and Mr. Rodney surmised it would be within the next four to six weeks.

Mr. Ron Coffman, Equity Inc., Dublin, Ohio, briefed Council on the status of the development north of Social Row Road along Paragon Road. He stated the Woodland Greens Final Development Plan was approved and financing was in place for the Randall Residence. Once Council approves the replat, the developer will be ready to move forward with the project. Bonds for infrastructure are being finalized and a closing date of September 23, 2017 has been set for the sale of lots to Diorio Homes.

Mayor Compton asked for a motion to accept the application for the record plan for Woodland Greens with the conditions recommended by Planning Commission and the three additional conditions recommended by Staff. Mr. Engert made the motion. Mr. Palcher seconded the motion, and it passed unanimously with a 4-0 vote.

Before moving onto the Consent Agenda, Mayor Compton introduced Mr. Steven Bacon, the attorney with Altick and Corwin who was substituting for Municipal Attorney Scott Liberman for the evening's meeting.

All Matters under the consent agenda are considered by the City Council to be routine and will be enacted by one motion. 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 consent agenda. Council read the items on the Consent Agenda into record.

- A. Ordinance No. 17-17, An Ordinance To Amend Section 240.03, Fire Insurance Trust Fund; Distribution Of Fire Insurance Proceeds, Of The Centerville Municipal Code To Increase The Demolition Proceeds Deposit. (Set for Public Hearing August 21, 2017)
- B. Ordinance No. 18-17, An Ordinance To Amend Ordinance Number 28-16 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. (Set for Public Hearing August 21, 2017)
- C. Ordinance No. 20-17, An Ordinance To Amend Ordinance 30-16, Establishing Class Titles, Pay Ranges, Grades, Rates Of Pay, And Regulations For Employees Of The City of Centerville, Ohio. (Set for Public Hearing August 21, 2017)

- D. Resolution No. 39-17, A Resolution Determining That A Petition To Establish The Randall Residence New Community Authority District Is Sufficient And Complies With The Requirements Of Section 349.03 Of The Ohio Revised Code In Form And Substance; Setting The Time And Place For A Hearing On The Petition And Authorizing The Notice By Publication Of Such Hearing, be passed.
- E. Ordinance No. 21-17, An Ordinance Determining That The Establishment Of The Randall Residence New Community Authority Will Be Conducive To The Public Safety, Convenience, And Welfare And Is Intended To Result In The Development Of A New Community And Declaring The New Community Authority To Be Organized And A Body Politic And Corporate, And Defining The Boundary Of The New Community District. (Set for Public Hearing August 21, 2017)
- F. Resolution No. 40-17, A Resolution Endorsing An Application To The Ohio Public Works Commission's (OPWC) State Capital Improvement And/Or Local Transportation Improvement Program For Grant Funds And/Or Loans For The Improvement Of Clyo Road And Alex-Bell Road (SR 725) Intersection And Authorization For The City Manager To Execute Contracts As Required, be passed.
- G. Resolution No. 41-17, A Resolution Authorizing And Directing The City Manager To Enter Into A Third Amendment To The Subdivider's Agreement With Yankee Trace Woods, LLC For Property Located In The City Of Centerville Along Paragon Road, be passed.
- H. Reappointments as follows:  
Cynthia Monter Clay – Sister City Committee – term of three years.  
Marilyn Hoback – Sister City Committee – term of three years.  
Michael Vacchiano – Sister City Committee – term of three years.  
Paul Clark – Chair of the Planning Commission – term of one year.

Mr. Cahall provided explanations for Items D. and Item F. on the Consent Agenda. Item D. states that a petition has been received for the formation of a community authority for Randall Residence. The Developer had asked Council to establish a community authority to facilitate the financing of the project with tax exempt bonds. This resolution was required as part of the process. Item F. would authorize the City Manager to apply for OPWC funding for the modification Clyo Road at the Alex-Bell intersection and meet the deadline for applications.

Mrs. Kenley sponsored the Consent Agenda and moved for its approval. Mr. Engert seconded the motion, and it passed with a 4-0 vote.

OLD BUSINESS

PUBLIC HEARING: ORDINANCE NO. 15-17  
NAME CHANGE OF BETHANY COMMONS TRAIL TO YANKEE COMMONS TRAIL

Mr. Rodney gave the staff presentation regarding the proposed name change from Bethany Commons Trail to Yankee Commons Trail. The Homeowners Association of this development approached Staff with a petition requesting that the name be changed to better reflect the differentiation from Bethany Lutheran Village within the City of Centerville. The public hearing notice was published once a week for six consecutive weeks in the Dayton Daily News; the City mailed correspondence to the property owners and contacted the fire department, the police department and the postal service. Mr. Rodney stated staff was neutral to the request and had received no negative comments regarding the name change. He noted, if this Ordinance is passed, staff will take it to the County Auditor's office for a name change on the plat, after the 30-day referendum period.

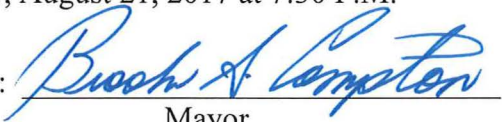
Mayor Compton opened the public hearing.

Mr. Bob Jahn, 1428 Bethany Commons Trail, addressed Council with his support of the name change for the street. He said the change would eliminate confusion concerning the location of the street.

Mayor Compton closed the public hearing. Mr. Palcher sponsored Ordinance No. 14-17, An Ordinance Changing The Name Of Bethany Commons Trail To Yankee Commons Trail Within The Municipal Limits Of The City Of Centerville. Mr. Engert seconded the motion. Before the vote, Mayor Compton asked Mr. Rodney if all parties involved had been notified of the name change. Mr. Rodney confirmed that Ohio Revised Code required 6 weeks of notice in the newspaper, but the City had taken the extra step of mailing a notice directly to the residents on the street. The motion then passed 4-0.

Before the closing of the meeting, Mr. Engert added that this past Friday was Food Truck Friday in downtown Centerville and that Voss Chevrolet had hosted a car show with 453 cars exhibited.

Seeing neither citizens who wished to speak nor items of new business, Mayor Compton adjourned the meeting at 9:00 P.M. The next regular meeting of the Centerville City Council was scheduled for Monday, August 21, 2017 at 7:30 P.M.

Approved:   
Mayor

ATTEST:   
Clerk of Council