

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, January 27, 2014, at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by President Rick Valencia of The Church of Jesus Christ of Latter-day Saints and the Pledge of Allegiance with Mayor Kingseed presiding. Council Members and City Staff were present as follows:

Deputy Mayor	Brooks Compton
Council Members	John Beals
	Paul Gresham
	Belinda Kenley
	John Palcher
	JoAnne Rau
Clerk of Council	Debra James
City Manager	Gregory Horn
Finance Director	Steven Hinshaw
City Planner	Andrew Rodney
Public Works Director	Robert James
City Engineer	Douglas Spitler
Assistant to the City Manager	Jennifer Wilder
Assistant to the City Manager	Kristen Gopman
Community Resources Coordinator	Maureen Russell Hodgson
Human Resources Manager	Ginger Yonak
Municipal Attorney	Scott Liberman

Dr. Gresham made a motion to nominate Mr. Brooks Compton as Deputy Mayor. Mrs. Kenley seconded the motion. The motion passed unanimously.

The minutes of the following meetings had been distributed prior to this meeting:
Council Meeting - December 16, 2013.

Work Session Meetings – December 16, 2013.
January 06, 2014.
January 13, 2014.

Mr. Compton made a motion for approval of the minutes, as distributed. Mr. Beals seconded the motion. The motion to approve the minutes passed unanimously with Mr. Beals, Mrs. Kenley and Dr. Gresham abstaining from the minutes of January 13, 2014.

Mayor Kingseed administered the oath of office to Chris Von Handorf, a newly appointed member of the Board of Architectural Review.

In the Mayor's Report, Mayor Kingseed highlighted a number of items.

- He sent greetings to Jim Singer, recently retired Councilmember who was having medical issues.
- He thanked the Diversity Council for efforts making the 14th Martin Luther King, Jr. Breakfast so successful.
- He announced Art at the Trace on February 8, 2014 and encouraged residents to attend this impressive affair.

- He expressed appreciation to City Planner Steve Feverston who retired after serving the community for thirty-four years. Mayor Kingseed read a proclamation declaring the 23rd of January to be Steve Feverston Day in the City of Centerville. He extended his personal thanks.

In the City Manager's report, Mr. Horn expressed appreciation to all who participated in the sendoffs for Mr. Feverston, Mr. Cline and Mr. Singer. He thanked the employees who have worked outside in the extreme conditions of the past winter weeks. He especially noted the efforts of the public works employees who completed refuse collection and the drivers who put in long hours clearing the roads for multiple snowstorms.

Mayor Kingseed noted the following appointments for Council Committees, Council Liaisons and Council Representations for 2014:

NEIGHBORHOOD RELATIONS

John E. Palcher, Chairman
Brooks A. Compton
Belinda H. Kenley

ECONOMIC DEVELOPMENT

Paul M. Gresham, Chairman
Brooks A. Compton
JoAnne C. Rau
John E. Palcher

ENVIRONMENTAL COMMITTEE

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

FINANCIAL AND LONG-RANGE PLANNING

John J. Beals, Chairman
Paul M. Gresham
John E. Palcher

INTERGOVERNMENTAL RELATIONS

C. Mark Kingseed, Chairman
Brooks A. Compton

LEGAL

Brooks A. Compton, Chairman
John J. Beals
Paul M. Gresham

PUBLIC HEALTH AND SAFETY

Paul M. Gresham, Chairman
Brooks A. Compton
JoAnne C. Rau

STREETS AND HIGHWAYS

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

COUNCIL LIAISONS

BICYCLE COMMITTEE

Paul M. Gresham
John J. Beals

BOARD OF ARCHITECTURAL REVIEW

John E. Palcher

CENTERVILLE ARTS COMMISSION

John E. Palcher

CENTERVILLE CITY SCHOOLS

Belinda H. Kenley

CENTERVILLE-WASHINGTON TOWNSHIP HISTORICAL SOCIETY

John J. Beals

CENTERVILLE PROPERTY REVIEW COMMISSION

Brooks A. Compton

CENTERVILLE-WASHINGTON PARK DIST.

John J. Beals

CITY BEAUTIFUL COMMISSION

JoAnne C. Rau

CITY PLANNING COMMISSION

JoAnne C. Rau

SISTER CITY COMMITTEE

John J. Beals

WASHINGTON-CENTERVILLE PUBLIC LIBRARY

Paul M. Gresham

WASHINGTON and SUGARCREEK TOWNSHIP TRUSTEES

C. Mark Kingseed

CENTERVILLE REPRESENTATION

CENTERVILLE-WASHINGTON DIVERSITY COUNCIL

Gregory B. Horn
Jennifer S. Wilder

DAYTON AREA MANAGERS ASSOCIATION

Gregory B. Horn
Jennifer S. Wilder
Kristen P. Gopman

DAYTON DEVELOPMENT COALITION

C. Mark Kingseed

FIRST TIER SUBURBS

Paul M. Gresham (Delegate)
C. Mark Kingseed (Alternate)

GREENE COUNTY WATER/WASTEWATER ADVISORY COMMITTEE

John J. Beals

HITHERGREEN SENIOR CENTER OF CENTERVILLE/WASHINGTON TOWNSHIP

Board of Trustees
C. Mark Kingseed (Delegate)
Jennifer S. Wilder (Alternate)

Personnel Committee
Ginger A. Yonak

MIAMI VALLEY COMMUNICATIONS COUNCIL

JoAnne C. Rau (Delegate)
C. Mark Kingseed (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
Robert A. James (Delegate)
Andrew E. Rodney (Delegate)
K. Douglas Spitler (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

C. Mark Kingseed

MONTGOMERY & GREENE CO. MAYORS & MANAGERS

C. Mark Kingseed
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

Policy Committee
Gregory B. Horn

NATIONAL LEAGUE OF CITIES (NLC)

NLC Advisory Council
Paul M. Gresham
NLC Human Development Policy and Steering Committee
Paul M. Gresham
NLC Institute for Youth, Education & Family Council
Paul M. Gresham

OHIO BENEFITS COOPERATIVE

Steven A. Hinshaw
Ginger A. Yonak

SATELLITE JUVENILE COURT

Gregory B. Horn
Bruce P. Robertson

SOUTH SUBURBAN COALITION

John J. Beals

SYCAMORE MEDICAL CENTER

Citizens Advisory Council
C. Mark Kingseed
Gregory B. Horn

WASHINGTON TOWNSHIP RECREATION BOARD

John J. Beals (Delegate)
Brooks A. Compton (Alternate)

Mr. Compton made a motion for the approval of the above appointments, as circulated and submitted. Dr. Gresham seconded the motion. The motion passed 7-0.

Ms. Gopman outlined property maintenance code violations and resolutions for the month of December 2013, as well as the community calendar for the coming month.

Mr. Beals announced that Brian Martin, Executive Director, Miami Valley Regional Planning Commission, was scheduled to give an update at the February 17 Council Meeting.

Mayor Kingseed explained that the Consent Agenda contains routine procedural and administrative matters which the Council had discussed in Work Sessions. Council Members read the Consent Agenda items into the record, before Mr. Beals sponsored the following items and moved for their approval.

- 61-13 DAF
- A. A Resolution Opposing The Passage Of Amended Substitute House Bill 5 By The Ohio General Assembly Encouraging The Adoption Of Tax Uniformity Revisions Recommended By The Ohio Municipal League.
- 62-13 DAF
- B. A Resolution Ratifying The Action Taken By The City Manager To Submit Three Applications To The Greater Dayton Regional Transit Authority For Community Development Block Grants.
- C. Reappointments for three years to be Made as Follows:
John Lohbeck-Property Review Commission.
Robert Perkins-Property Review Commission.
James Wasson-Property Review Commission.
Louis Bordonaro-School District Personnel Appeals Board.
Suzanne Holloway-Sister City Committee.
Gina Tollefson-Board of Tax Appeals.

Dr. Gresham seconded the motion for the Consent Agenda. The motion passed unanimously.

ORDINANCE NUMBER 29-13: ESTABLISHING A COMMUNITY ENTERTAINMENT DISTRICT FOR CORNERSTONE OF CENTERVILLE NORTH

Mr. Liberman gave the staff report related to the request by Cornerstone Developers for a Community Entertainment District for the Cornerstone property. Creating the district would increase the number of liquor licenses available for the sale of alcohol in bars and restaurants, as well as retail stores such as Costco and groceries. He explained the required procedures for instituting the Community Entertainment District.

Mr. David Montgomery, Esq., of Pickrel, Schaeffer and Ebeling was the agent for Cornerstone Developers for the Community Entertainment District application. He noted that the developer was looking to establish a CED for a specific section of Cornerstone North so that liquor permits would be available within the boundaries of the district. He said that having liquor permits available was a vital component for the success of the development. In essence, the entertainment district removes its users from the general citywide quota system based on population and defines a quota system within the boundaries of the District. He encouraged Council to make a favorable decision on the application.

When Mr. Beals asked how many of these permits would be available within the Cornerstone North Development, Mr. Montgomery explained the formula and said the maximum

would be 15 permits in the district based upon the Cornerstone acreage. It would be an extremely difficult process to gather enough existing permits for use in the new development. He stated that businesses could bring in additional permits from outside the district, but that permits inside the district could not be transferred outside the district.

Mr. Beals voiced concerns about the high number of permits in a very small area and about the City of Centerville lacking control of what establishments would get those permits. Mr. Compton pointed out that the application for a liquor permit would be subject to the same permitting process as any other liquor license with notification of the Centerville Police Department for a background check and a recommendation to the Department of Liquor Control.

Mrs. Kenley sponsored Ordinance Number 29-13, An Ordinance To Approve The Application To Create A Community Entertainment District For Cornerstone Of Centerville North, and moved for its approval. Mr. Compton seconded the motion. The motion passed with six ayes. Mr. Beals voted nay.

PUBLIC HEARING: ORDINANCE NUMBER 21-13: APPROPRIATIONS FOR EXPENSES FOR 2014

The public hearing was held regarding Ordinance Number 21-13, the appropriations legislation for 2014. Mr. Horn and Dr. Hinshaw presented the summary of the 2014 Operating Budget and of the first year of the Five Year Capital Improvement Program for the City of Centerville. Mr. Horn reviewed the beginning balance in January 2013 was \$21,602,000 with a closing balance for December 2013 at \$18,038,000. The conservative estimate for an ending balance in 2014 was \$17,584,000. Mr. Horn discussed budgeting \$9.1 million for the Cornerstone Development public improvements, i.e. roadways and utilities. If an agreement is finalized, the City would borrow funds this year in anticipation of repayments with Tax Increment Financing which draws tax revenue from increases in valuation as the property is developed.

Mr. Horn enumerated threats to the City's revenue. A major new change could be House Bill 5 which is tax reform in the name of income tax uniformity. Our staff believes that if House Bill 5 in its present form clears the legislature, it will be a \$700,000-\$800,000 loss to our City every year going forward. The possibility of the centralized collection of municipal income tax is also a real concern, because our staff does an excellent job of follow-up to collect delinquent taxes. He also recounted recent cutbacks at the state level which have drastically reduced City revenue—the elimination of the estate tax and tangible personal property tax and the fifty percent reduction in Local Government Funding. Income tax now makes up over 80% of our revenue.

Mr. Horn and Dr. Hinshaw went over information on income taxes, property tax rates, sources of revenue, and investment earnings. They reiterated that Centerville was in a stable position and had not had an income tax increase in 33 years.

Mr. Beals acknowledged Mr. Horn and Dr. Hinshaw for the excellent report. Mayor Kingseed and Mr. Compton echoed Mr. Beals' comments.

Mr. Compton sponsored Ordinance Number 21-13 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, 2014, and moved for its approval. Mr. Beals seconded the motion. The motion passed 7-0.

ORDINANCE NUMBER 23-13
PAY GRADES, RATES OF PAY, TITLES FOR CITY OF CENTERVILLE EMPLOYEES

Ms. Ginger Yonak, Human Resources Manager, explained that there were minor changes recommended in the 2014 annual review of employees' pay ranges, grades, rates of pay and regulations. Staff recommended a 2.25% annual wage rate increase for most positions. Council had reviewed the pay ordinances in a work session meeting.

Dr. Gresham sponsored Ordinance Number 23-13, An Ordinance To Repeal Ordinance Number 22-12 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 for its approval. Mr. Beals seconded the motion. The motion passed with seven ayes.

ORDINANCE NUMBER 25-13: PAY GRADES, RATES OF PAY, TITLES FOR
EMPLOYEES AT YANKEE TRACE

Ms. Yonak recommended a 2.25% wage rate increase and similar other changes for Yankee Trace personnel with minor adjustments for some positions in food service, golf operations and golf maintenance.

Mr. Compton sponsored Ordinance Number 25-13, An Ordinance To Repeal Ordinance Number 24-12 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, and moved that it be passed. Mr. Palcher seconded the motion. The motion passed with seven ayes.

ORDINANCE NUMBER 27-13: PERSONNEL MANUALS FOR
CITY EMPLOYEES AND THE EMPLOYEES AT YANKEE TRACE

Ms. Yonak stated that personnel manuals allow the City of Centerville to explain, communicate and document the benefit program, its disciplinary principles, and its personnel policies. In addition to general formatting and housekeeping updates, staff recommended the modification of the three policies that follow:

- Alcohol Misuse and Drug Use in the Workplace
- Employee Conviction in Court of Law
- Funeral Leave

Dr. Gresham sponsored Ordinance Number 27-13, An Ordinance To Repeal Ordinance Number 26-12 In Its Entirety And To Establish The Personnel Manuals Of The City Of Centerville, and moved for its approval. Mrs. Rau seconded the motion. The motion passed with seven ayes

ORDINANCE NUMBER 28-13: RECODIFICATION FOR
LEGISLATION TO UPDATE MUNICIPAL CODE

Mr. Horn explained that this ordinance is a request for approval of the annual update of the Municipal Code to include legislation passed in the last year. No speakers came forward to make a statement when the mayor opened the public hearing.

Mr. Compton sponsored Ordinance Number 28-13, 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 and moved for its approval. Mrs. Kenley seconded the motion. The motion passed with seven ayes.

There being no further business, the meeting was adjourned. The next meeting of the Centerville City Council was scheduled for February 17, 2014.

Approved: _____

Mayor

ATTEST: _____

Clerk of Council