

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, June 8, 2020, at 7:35 P.M. in the JV Stone Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation by Rajan Zed, President of the Universal Society of Hinduism, followed by The Pledge of Allegiance to the flag with Mayor Compton presiding. Councilmembers and City Staff were present as follows:

Deputy Mayor	JoAnne Rau
Councilmembers	Mark Engert
	Belinda Kenley
	Duke Lunsford
	Bill Serr

Clerk of Council Teri Davis  
 City Manager Wayne Davis  
 Assistant Finance Director Chris Hacker  
 Public Works Director Pat Turnbull  
 City Engineer Jim Brinegar  
 Assistant City Manager Mariah Vogelgesang  
 Development Director Michael Norton-Smith  
 City Planner Mark Yandrick  
 Police Chief Matt Brown  
 Communications Director Kate Bostdorff  
 Human Resources Manager Kathy Weisgarber  
 Municipal Attorney Scott Liberman

#### **Excuse Absent Councilmembers**

Mr. Lunsford made a motion to excuse Mr. Palcher, Mrs. Rau seconded the motion, and it passed with 6 ayes.

#### **Minutes**

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

Council Meeting: May 18, 2020.

Work Session Meeting: May 18, 2020.

Mrs. Rau made a motion for approval of the minutes, Mrs. Kenley seconded the motion, and it passed with 6 ayes.

#### **Communications**

Mrs. Davis reported no communications.

#### **Proclamations**

Mr. Serr read a Proclamation designating June 2020 as Prostate Cancer Awareness Month.

Advocate and ZERO Proclamation Coordinator Linda Hoetger and her husband, prostate cancer survivor Ray Hoetger, addressed Council about Prostate Cancer awareness initiatives and encouraged all men to get checked annually. Mayor Compton thanked them for their attendance.

## Recognitions

Mayor Compton presented a Certificate of Recognition to Eagle Scout Andrew Jason Frantom. Andrew spoke about his participation in the scouting program and about his future plans.

Mayor Compton presented a Certificate of Recognition to Eagle Scout Andrew Moenter. Andrew spoke about his Eagle project and his Scouting experience.

Mayor Compton presented a Certificate of Recognition to Eagle Scout Brooks Henderson. Brooks spoke about his participation in the scouting program and about looking forward to his senior year at Centerville High School

Mayor Compton presented a Certificate of Recognition to Eagle Scout Zachary Haller. Zachary spoke about his participation in the scouting program, his Eagle project, and his future plans.

Scout Leader David Moenter spoke of his pride in the Eagle Scouts and of the Troop's service to the community.

Several Scout parents thanked the Mayor and Council for presenting the recognitions.

## Citizen Comments and Petitions

Lieutenant Joe Lavigne introduced Asia Gibbs, Executive Director of Solution Movement and coordinator of the recent peaceful protest which took place in Stubbs Park.

Ms. Gibbs spoke about her organization's efforts to share insight, provide growth opportunities, to engage conversation, and to provide training. She expressed much appreciation for the City's leadership during the planning and execution of the peaceful protest.

Stephanie Van Hoose of 365 Grassy Creek Way spoke to Council thanking both Ms. Gibbs and the Centerville Police Department. She encouraged the City of Centerville to proclaim itself as a *safe place*.

## Official's Reports

Mayor Compton moved onto Official's Reports.

Mayor Compton thanked both speakers for their comments. He thanked staff for its efforts during the peaceful protest.

Mayor Compton thanked all who participated in the Memorial Day event.

Mrs. Rau informed that MVCC has re-opened to the public. Discussions regarding community connectivity and the fiber optic network are ongoing. She praised MVCC Director Jay Weiskircher for all his work on this project.

Mrs. Rau congratulated the new Commissioner on the Park District, Alex Pearl. Park amenities are starting to open back up this week.

Mayor Compton noted MVCC will be receiving an award later this year for its fiber optic network.

Mrs. Kenley encouraged the community to try Fino Sur, the new Peruvian restaurant at Crosspoint Shopping Center and to support other local businesses.

Mr. Engert expressed his pride and happiness at being a member of the Centerville community.

In the City Manager's Report, Mr. Davis spoke about:

- Welcomed everyone back to in-person meetings.
- The City building opened to the public today.
- Tax collections projections show an 11 percent reduction but only about half the collection is complete due to the time extension.
- Benham's Grove hosted its first two weddings of the year this past week.
- There is a Resolution to be added to the agenda tonight under New Business, requesting the City's share of the CARES Act Funding.
- The progress of the Cornerstone development.
- Create the Vision Update:

Mr. Davis turned over the presentation to Mr. Yandrick. Mr. Yandrick provided an overview of the document, the process of its creation, its alignment to the Strategic Plan, and resulting developments.

Mayor Compton and Mr. Serr discussed some of the background involved in the creation of the Create the Vision comprehensive plan.

### **Consent Agenda**

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.

City Council read the Consent Agenda into the record as follows:

- A. Ordinance 13-20, An Ordinance To Repeal Ordinance No. 36-78 And To Designate The Centerville Community Improvement Corporation As Agency Of The City Of Centerville, Ohio, And Authorizing Execution Of Agreement With Such Agency Under Revised Code Section 1724.10 (Set for Public Hearing July 6, 2020).
- B. Resolution 33-20, A Resolution Authorizing The City Manager To Enter Into A Commercial Card Account Agreement With U.S. Bank National Association For Certain Credit Card Services.
- C. Resolution 34-20, A Resolution Authorizing And Directing The City Manager To Enter Into A Retail Electric Supplier Agreement With MidAmerican Energy Services, LLC For Electric Supply Services To The City.



- D. Resolution 35-20, A Resolution Authorizing And Directing The City Manager To Enter Into A Natural Gas Agreement With Constellation NewEnergy – Gas Division, LLC For Gas Supply Services To The City.
- E. Motion to Reappoint the following Boards and Commission members:
  - 1. Michelle Van Huss to Arts Commission (3 year term).
  - 2. Dave Blum to Tax Appeals (3 year term).
  - 3. Don Stewart to Tax Appeals (2 year term).
  - 4. Frank Holloway to the Board of Architectural Review (4 year term).
  - 5. Ed Ross as Chair of the Board of Architectural Review (1 year term).

Mrs. Kenley sponsored the Consent Agenda, and moved for its approval. Mr. Engert seconded the motion, and it passed unanimously with a 6-0 vote.

#### **Old Business.**

##### **PUBLIC HEARING: ORDINANCE 11-20**

An Ordinance Authorizing The Write-Off Of The Uncollectible Accounts For Waste Collections.

Mr. Davis explained the three categories of accounts which include delinquent, ready for assessment, and uncollectible.

Mayor Compton opened the Public Hearing.

Seeing no one come forward, Mayor Compton closed the Public Hearing.

Mr. Davis and Council discussed the types of properties involved and the plan going forward to address these types of accounts.

Mrs. Rau sponsored Ordinance 11-20 and moved for its approval. Mr. Lunsford seconded the motion and it passed with a 6-0 roll call vote.

##### **PUBLIC HEARING: ORDINANCE 12-20**

An Ordinance To Repeal Ordinances Number 29-19 And 30-19 In Their Entirety And To Establish Class Titles, Pay Ranges, Grades, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio.

Mrs. Weisgarber discussed the language changes to titles, the conversion from step increases to pay ranges, a clarification of the General Wage Adjustment, and the integration of the Yankee Trace Pay Ordinance into this single Pay Ordinance.

Mayor Compton opened the Public Hearing.

Seeing no one come forward, Mayor Compton closed the Public Hearing.

Mr. Serr sponsored Ordinance 12-20 and moved for its approval. Mr. Lunsford seconded the motion and it passed with a 6-0 roll call vote.

#### **New Business.**

- A. **Public Hearing** - Application P-2020-0007: Final Development Plan.  
Applicant: Robert L. Hall III.  
Location: Cornerstone North, Phase V.

Mr. Yandrick provided an overview of the case. The Final Development Plan was recommended by Planning Commission in a 6-1 vote with 18 conditions. Planning Commission did not approve a waiver of the 35% usable area requirement. Mr. Yandrick noted Condition #18 will be modified due to an agreement reached with the Treplus Development to receive the stormwater overflows.

Mayor Compton opened the Public Hearing.

Applicant Robert L. Hall III of Oberer Developers addressed Council. He applauded a successful Work Session with Planning Commission last month which resulted in valuable feedback. Oberer Developers is working out how best to address the 35% usable area requirement. Oberer will satisfy Condition #15 by changing the plan to include real windows instead of faux windows for those seven units. He requested further modification of condition #15, requesting to allow the installation of only two windows on the two units where the public street faces the opposite side of the unit. He took no exception to any other conditions.

With no one else requesting to speak on the item, Mayor Compton closed the Public Hearing.

Council discussed specifics of the development plan including street widths, slopes, infrastructure, and the character of the housing.

Mrs. Rau moved for approval of the Final Development Plan with the noted modifications to Conditions #15 and #18. Mrs. Kenley seconded the motion, and it passed unanimously with a 6-0 vote and with the following 18 conditions:

1. A Subdivider's Agreement, Development Agreement, or other legal arrangement shall be executed that establishes financial commitment for the construction of all public infrastructure prior to recording any plat document in association with this Final Development Plan.
2. Prior to the recording of Record Plat, final construction documents for public improvements must be approved by the City Engineer.
3. The record plat for the Centerville Section 8 must be approved by City Council and recorded by Montgomery County before zoning certificate is issued.
4. Public and private construction access, construction timing of public & private improvements, and maintenance of traffic on public roads shall be at the discretion of the City Engineer.
5. The final design of stormwater management infrastructure shall be in accordance with Article 9.35 of the UDO.
6. Applicant shall work with the City Staff on appropriate alignment on the public right-of-way.
7. Detailed comments from the Sugarcreek Township Fire Department shall be incorporated into the record plan and construction documents as appropriate subject to approval by the Fire Chief.
8. Detailed comments from the Engineering Division, Montgomery County Environmental Services and other utility companies shall be incorporated into the record plan and construction documents as appropriate subject to approval by the City Engineer.
9. The stormwater on the northeastern corner of the site shall be redesigned to be constructed between Lots 1, 2, and 3 as well as Lots 6 and 7 to outlet the stormwater into



the detention pond. The following standards shall be met and approved the City Engineer before recording of the record plat.

- a. New 20' stormwater easements shall be established on the plat for these new stormwater pipes.
  - b. Provide a 20' access easement between Lot 6 and 7 for the detention pond.
  - c. Lot 6 shall be redesigned to accommodate the 20' easement between Lot 6 and 7.
10. The applicant shall provide 10' easement at each property line, as outlined from the Unified Development Ordinance Article 9.13.B(2)(i).
  11. The applicant shall incorporate the adjacent right-of-way parcel from the former Brown Road into this development while maintaining easement.
  12. The applicant shall reduce the right-of-way width on Belfast Dr. to 50' and provide an access easement for any area outside of the right-of-way on the hiker biker path.
  13. The landscape bufferyard shall meet all standards of the Unified Development Ordinance for the southern, western and northeast bufferyards before a zoning certificate may be issued for the site.
  14. A landscape bond shall be provided to the City subject to approval by the municipal attorney before a zoning certificate may be issued for the site.
  15. Three first-floor windows shall be placed on the corner buildings 4, 30, 31, 33, and 37 and two first-floor windows shall be placed on corner buildings 28 and 35 to prevent wall massing. Shutters matching the front façade shall be placed on each window, including the optional second floor bonus room window.
  16. The grading for the site shall be designed on Lots 1-6 to utilize the detention pond on Lot 5 and detention pond on the Cornerstone Apartment site. The stormwater design shall mitigate any outfall onto the Ohio Department of Transportation right-of-way.
  17. Belfast Drive shall be redesigned to provide for a more tapered transition from the width of the street to the existing curbs at Brown Road to the agreement of the City Engineer.
  18. The outlet from the proposed detention pond on Phase V shall have a permanent piped path from the Phase V pond to Outfall #4 under I-675 shown in the plans as alternate. The proposed piped solution shall be installed prior to the construction of any impervious surfaces in the Phase V. This is to be installed by the Phase V Developer across the adjacent Treplus-owned property if not constructed prior.

**B. Resolution 36-20, A Resolution Requesting The City Of Centerville's Share Of Funds From The County Coronavirus Relief Distribution Fund And Affirming That Upon Receipt Thereof Such Funds Shall Be Used Only To Cover Costs Incurred By The City Of Centerville Consistent With The Requirements Of Applicable Law And Regulations.**

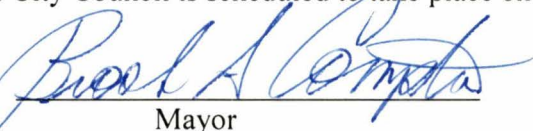
Mr. Davis explained the Resolution puts the City in a position to accept the CARES Act funding.

Mr. Lunsford moved for adoption of the Resolution. Mr. Engert seconded the motion, and it passed unanimously with a 6-0 vote.

**Adjournment**

With no further business before the Council, Mayor Compton adjourned the regular meeting at 9:27 P.M. The next regular meeting of City Council is scheduled to take place on Monday, July 6, 2020 at 7:30 P.M.

Approved: \_\_\_\_\_



Mayor

ATTEST: \_\_\_\_\_



Clerk of Council