

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, December 21, 2020, at 7:37 P.M. in the JV Stone Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation led by Pastor Tony Miltenberger of Restoration Church, 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 (remote)
Councilmembers	Mark Engert
	Belinda Kenley
	Duke Lunsford
	John Palcher
	Bill Serr (remote)

Clerk of Council Teri Davis  
 City Manager Wayne Davis  
 Finance Director Tyler Roark  
 Assistant Finance Director Chris Hacker  
 Public Works Director Pat Turnbull  
 Public Works Intern Leah Dryden  
 Assistant City Manager Mariah Vogelgesang  
 Development Director Mike Norton-Smith  
 City Planner Mark Yandrick  
 Human Resources Director Jen McCormick  
 Communications Director Kate Bostdorff  
 Police Chief Matt Brown  
 IT Director Larry Rover  
 Municipal Attorney Scott Liberman

### **Announcements**

Mayor Compton invited Pastor Miltenberger to speak about upcoming activities at Restoration Church. There will be a broadcasted Restoration Christmas Eve Service. The drive-thru food pantry continues every Thursday.

### **Minutes**

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

Council Meeting: December 7, 2020.

Work Session Meeting: December 7, 2020.

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

### **Communications**

Mrs. Davis reported no communications.

**Citizen Comments and Petitions** – none.

## Recognition

Mr. Steve Jurick of Miami Valley Golf presented a Youth on Course Award to Yankee Trace Golf Course. Golf Course Administrator Steve Marino accepted on behalf of the golf course.

## Presentations

- A. Montgomery County Auditor Karl Keith presented information about the County Property Revaluation. He noted an 18 percent increase in values overall, an 87 percent increase in Centerville property values, and a 29 percent increase in commercial property values. Mr. Keith lauded healthy real estate and new construction markets. Councilmembers discussed with Mr. Keith the timeline for notifications to property owners, the property tax impacts, the organizations which benefit from the property taxes, and the County's website resources.
- B. Holiday Lighting Award Winners  
Mayor Compton introduced Community Award Winners Dr. and Mrs. Ellinger of 107 East Franklin Street. Dr. Ellinger spoke about his time as a Centerville resident since the late 1960s. Mrs. Bostdorff then presented a video produced by Miami Valley Communications Council (MVCC) highlighting the Holiday Lighting Zone Award winners:
  - 2209 Baldwin Drive – Darlene and Greg Smart
  - 5384 Royalwood Drive – Connie and Don Monnin
  - 7805 Rain Tree Road – Zach Liapis
  - 22 S. Main Street – Angie and Sol Gomez
  - 65 Zengel Drive – Garrett Gleason
  - 320 Roselake Drive – Joel Hinkley
  - 1634 Heritage Lake Drive – Joel Houtz

## Officials' Reports

Mayor Compton recognized Deputy Mayor Rau for her three years of service to MVCC as Chair.

Mayor Compton expressed holiday wishes to staff on behalf of the City Council.

Mayor Compton praised the list of changes since 2017, highlighting professional development, the strategic plan, the removal of the Yankee Trace "silo", and the direction of the IT Department. Councilmembers praised improvements to the City's business relationships, its IT improvements, its measurables and metrics, the City Manager, the Clerk and all of staff.

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

- Congratulated Mrs. Rau for her contributions to MVCC.
- Continued the discussion regarding the Changes Since 2017 list, highlighting professional development, the Human Resources functions, the performance evaluation process, Yankee Trace enhancements, IT improvements, and the budget presentation process.
- Introduced Public Works Intern Leah Dryden.
- Extended holiday wishes to all.

Mayor Compton noted the Police Department has once again received its Commission on Accreditation for Law Enforcement Agencies (CALEA) accreditation credentials.

### **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. Resolution 93-20, A Resolution Adopting The 2021-2025 Capital Improvement Program For The City Of Centerville, Ohio.
- B. Resolution 94-20, A Resolution Authorizing The City Manager To Enter Into The I-675/Wilmington Pike Interchange Projects Management And Financing Agreement With The Montgomery County Transportation Improvement District, The Board Of County Commissioners Of Greene County, Ohio, And Sugarcreek Township, Ohio.
- C. Resolution 95-20, Resolution Authorizing The City Manager To Enter Into A Managed Services Agreement For Professional IT Consulting Services With The Greentree Group For Back To Business I.T.
- D. Resolution 96-20, A Resolution Authorizing And Directing The City Manager To Enter Into A Contract With Public Health – Dayton & Montgomery County (“PHDMC”) For Plumbing Inspection Services.
- E. Resolution 97-20, A Resolution Authorizing The City Manager To Enter Into An Agreement For Professional Human Resource Consulting Services With Jan Mazza.

Mr. Engert sponsored the Consent Agenda and moved for its approval. Mrs. Kenley seconded the motion, and it passed with a 7-0 vote.

### **Old Business**

- A. **PUBLIC HEARING** – 2021 Operating Budget  
Mr. Roark presented the 2021-2025 Operating Budget, covering the budget summary, revenue sources, threats to local income tax, expenses,



departmental revenue and expense comparisons, CIP, awards, a 2020 recap, and the 2021 goals.

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

Mr. Engert moved to approve the 2021 Budget. Mr. Palcher seconded the motion and it passed with a 7-0 vote.

- B. **PUBLIC HEARING** – Ordinance 24-20, 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, 2021.

Mr. Roark explained the Ordinance is a requirement for the budgetary process.

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

Mr. Lunsford sponsored Ordinance 24-20 and moved for its approval. Mr. Serr seconded the motion and it passed with a 7-0 vote.

- C. **PUBLIC HEARING** – Ordinance 25-20, An Ordinance To Repeal Ordinance Number 28-19 In Its Entirety And Adopt All Fees, Rules And Regulations Associated With The Golf Club At Yankee Trace.

Mrs. Vogelgesang presented the particular elements of the Ordinance, noting a change to allow City Manager approval for rate changes of less than 10 percent and the inclusion of rental rates.

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

Mr. Palcher sponsored Ordinance 25-20 and moved for its approval. Mr. Lunsford seconded the motion and it passed with a 7-0 vote.

#### **New Business**

- A. Emergency Ordinance 26-20, An Emergency Ordinance To Amend Ordinance Number 21-20 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, 2020.

Mr. Roark explained the Ordinance is the annual final appropriations Ordinance, pointing out a decrease in appropriations overall, small personnel increases, health insurance fund increases, and a transfer to the

Centerville Community Improvement Corporation (CCIC) for the Yankee and Social forgivable loan.

Mrs. Kenley sponsored Emergency Ordinance 26-20 and moved for its approval. Mr. Lunsford seconded the motion and it passed with a 7-0 vote.

- B. Emergency Ordinance 27-20, An Emergency Ordinance To Repeal Ordinance Number 12-20 In Its Entirety And To Establish Class Titles, Pay Ranges, Grades, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio.

Ms. McCormick presented the Pay Ordinance, noting a 2.75 percent General Wage Adjustment, a change to the pay ranges limiting them to a 30 percent spread, and the inclusion of Specialty Pay.

Mr. Lunsford sponsored Emergency Ordinance 27-20 and moved for its approval. Mr. Palcher seconded the motion and it passed with a 7-0 vote.

- C. Application P-2020-0035: Record Plat  
Applicant: City of Centerville  
Location: Yankee and Social Row Plat Section 2

Mr. Yandrick presented the Record Plat, including the location and zoning maps, the application summary which divides the lot into two parcels, the staff summary indicating the application meets the Standards of Approval, and Planning Commission's recommendation for approval without conditions.

Mrs. Rau moved to approve Record Plat Case P-2020-0035. Mr. Lunsford seconded the motion and it passed with a 7-0 vote.

### Adjournment

With no further business before the Council, Mayor Compton adjourned the regular meeting at 9:45 P.M. The next regular meeting of City Council is scheduled to take place on Monday, January 11, 2021 at 7:30 P.M.

Approved: 

Mayor

ATTEST: 

Clerk of Council