

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, March 15, 2021, at 7:35 P.M. in the JV Stone Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation by Mr. Serr, 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
	John Palcher
	Bill Serr

Clerk of Council Teri Davis  
City Manager Wayne Davis  
Assistant City Manager Mariah Vogelgesang  
Finance Director Tyler Roark  
Assistant Finance Director Chris Hacker  
Public Works Director Pat Turnbull  
City Engineer Jim Brinegar  
Development Director Mike Norton-Smith  
City Planner Mark Yandrick  
Communications Director Kate Bostdorff  
IT Director Larry Rover  
Municipal Attorney Scott Liberman

### **Minutes**

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

Council Meeting: March 1, 2021.

Work Session Meeting: March 1, 2021.

Mr. Engert made a motion for approval of the minutes, Mrs. Rau seconded the motion, and it passed with 7 ayes.

### **Communications**

Mrs. Davis reported no communications.

### **Recognition**

Mayor Compton read a Certificate of Recognition to Jim Gallagher on the occasion of his resignation from the Community Reinvestment Area Housing Council.

Mr. Gallagher spoke about his volunteer history and expressed his enjoyment and appreciation of working with the City. Mayor Compton thanked Mr. Gallagher for his support of local businesses. Mr. Davis praised Mr. Gallagher's creativity, innovation, and passion for the community.

**Citizen Comments and Petitions** – none.

### **Officials' Reports**

Mayor Compton delivered an overview of the City's 2020 endeavors, highlighting the progress of the Strategic Plan initiatives, High Performance Organization measures, economic development efforts, communication improvements, and each of the professional, efficient, and citizen-oriented City departments. He encouraged citizens to visit the City's website to see an in-depth review of the Strategic Plan progress. Mayor Compton then spoke about upcoming projects and improvements. He thanked the City's business partners, volunteers, and Council members. Mayor Compton expressed his honor to serve and declared the State of the City to be excellent. Council members praised Mayor Compton for his leadership and positive demeanor.

Mr. Palcher provided a review of the Community Reinvestment Area Housing Council annual meeting.

Mr. Engert advised two books about local area history are available for sale at Centerville-Washington History.

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

- The return of some normalcy as evidenced by March Madness.
- Summer concerts agenda in the works.
- Yankee Trace construction underway; completion expected mid-April.
- The Streets, Highways and Drainage Committee will meet tomorrow.
- State audit will be getting underway.
- Wished Mr. Palcher a Happy Birthday.

**Old Business** – none

### **New Business**

- A. **Public Hearing** - Application P-2021-0003: Final Development Plan Amendment  
Applicant: Robert Hall, Cornerstone Developers, LLC  
Location: Cornerstone North Phase IV

Mr. Yandrick presented the Staff report, covering the application summary, Standards of Approval, background of the amendment, materials proposal, Staff review and summary, and the Planning Commission summary and recommendation to deny in a 7-0 vote. He also noted a letter of opposition from the neighboring development.

Mayor Compton opened the public hearing.

Mr. Robert Hall, III representing Oberer Development at 3445 Newmark Drive addressed City Council, thanking City Council and Planning Commission. He contended vinyl siding is an appropriate material for this development and cited cost increases have necessitated the need for the request to allow this high quality and beneficial material. He requested approval of the amendment.

Mr. Ross Sanford representing Dogwood Commons addressed City Council explaining the cost increases due to Covid-19. He touted the durability and high quality of the material and noted site visibility from public roadways is low. He requested approval of the amendment.

Council members discussed cost expectations, material options, the legal ramifications associated with approval, the setting of precedent, and the opposition expressed by the neighboring development.

Seeing no one else wishing to address City Council, Mayor Compton closed the public hearing.

Council members discussed the desire to have the development within the City, the special circumstances of Covid-19, development uniformity within Cornerstone, and fairness to other developers.

Mr. Serr made a motion to table the item until the April 5, 2021 Council meeting, Mrs. Rau seconded the motion, and it passed 7-0 in a roll call vote.

### **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 29-21, A Resolution Accepting The Bid Submitted By John R. Jurgensen Company Of Springfield, Ohio For The 2021 Asphalt Resurfacing Program (Project SS-1) For Asphalt Resurfacing Of Streets And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- B. Resolution 30-21, A Resolution Accepting The Bid Submitted By Adleta Construction Of Cincinnati, Ohio For The 2021 Concrete Program, Phase I (Project SS-1 And SS-2) For Concrete Repair On Streets And Sidewalks And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- C. Resolution 31-21, A Resolution Accepting The Bid Submitted By R.A. Miller Construction Company Of Hamilton, Ohio For The 2021 Concrete Program, Phase II



- (Project SS-1 And SS-6) For Concrete Repair On Streets And Sidewalks And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- D. Resolution 32-21, A Resolution Approving A Negotiated Collective Bargaining Agreement With The Ohio Patrolmen’s Benevolent Association And Authorizing The City Manager To Execute The Agreement.
  - E. Resolution 33-21, A Resolution Authorizing The City Manager To Enter Into The First Amendment To 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.
  - F. Resolution 34-21, A Resolution Accepting The Award Of An EV Charging Grant; Authorizing The City To Submit An Application To The Ohio Environmental Protection Agency For The Grant Funding For The Purchase Of Two EV Charging Stations To Be Utilized Within The City Of Centerville; And To Authorize The City Manager On Behalf Of The City To Enter Into Agreements As Necessary To Facilitate Such Grant Funding.
  - G. Resolution 35-21, Resolution Authorizing The City Manager To Enter Into A Professional Services Agreement For Department Of Finance Services With Shared Resource Center.
  - H. Motion to Reappoint Amy Korenyi-Both to the Planning Commission (4 year term).

Mr. Palcher sponsored the Consent Agenda and moved for its approval. Mr. Serr 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 9:19 P.M. The next regular meeting of City Council is scheduled to take place on Monday, April 5, 2021 at 7:30 P.M.

Approved:   
 Mayor

ATTEST:   
 Clerk of Council