

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, April 5, 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 Pastor Winston Baldwin of the Centerville Seventh-day Adventist 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
Councilmembers	Mark Engert
	Belinda Kenley
	Duke Lunsford
	John Palcher
	Bill Serr

Clerk of Council Teri Davis  
City Manager Wayne Davis  
Public Works Director Pat Turnbull  
City Engineer Jim Brinegar  
Business Operations Coordinator Sarah Ballard  
Development Director Mike Norton-Smith  
City Planner Mark Yandrick  
Communications Director Kate Bostdorff  
IT Director Larry Rover  
Human Resources Director Jen McCormick  
Municipal Attorney Scott Liberman

### **Minutes**

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

Council Meeting: March 15, 2021.

Work Session Meeting: March 15, 2021.

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

### **Communications**

Mrs. Davis advised Council members about a form at their desks needing to be filled out and returned directly to Plattenburg and Associates, Inc.

**Citizen Comments and Petitions** – none.

### **Officials' Reports**

Mayor Compton welcomed everyone to spring.

Mayor Compton spoke about last week's ribbon cuttings at Beckel's Humidor and The Afficionado.

Mrs. Kenley read a letter from Gayle Wright praising Public Works staff member David Watts.

Mrs. Rau informed about Phase II of the Gateway Fiber Ring which is underway.

Mrs. Rau discussed the Centerville Community Improvement Corporation's role in the Uptown Upgrades program.

Mr. Palcher spoke about the March 17 Streets, Highways, and Drainage Committee meeting.

Mr. Serr announced that the First Suburbs Consortium was awarded a National League of Cities grant, which will allow the consortium to create a program to conduct data collection on workforce retention and recruitment in the region.

Mr. Lunsford advised an Americana Festival committee meeting is scheduled for April 20, 2021 at the Centerville Police Department at 6:00 p.m.

Mr. Engert promoted the Centerville Washington History speaker series, which is available on the website.

Mr. Engert congratulated the Centerville High School Boys Basketball team on the State Championship.

Mayor Compton expressed appreciation for Montgomery County Commission Judy Dodge's participation in tonight's work session.

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

- Introduced Business Operations Coordinator Sarah Ballard.
- The Stubbs Park proposals are being evaluated.
- American Rescue Acts funds expected to arrive May 10.
- Yankee Trace upgrades are close to completion.
- Public Works upgrades are ongoing.
- Uptown Upgrades program has increased interest in the area; communications and outreach efforts continue.
- Yankee Trace draft business plan to be presented at the April 19 work session.

Mr. Engert inquired about construction projects at Franklin and SR48 and on SR48 near Revere Village (Vectren project). The County project at Franklin and SR48 is expected to be complete by May 1. The Vectren project will be complete in two weeks and will be repaved by September.

### **Old Business**

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

Mr. Serr made a motion to remove the item from the table, Mrs. Rau seconded the motion, and it passed with 7 ayes.

Mr. Yandrick presented the Staff report, updating actions taken since the March 15, 2021 public hearing and subsequent tabling. The applicant submitted a revised set of façade drawings showing an increase of 10 percent of stone material. Staff's analysis of the revised documents calculates a breakdown of 65 percent vinyl and 35 percent stone for the amended proposal. Mr. Yandrick reminded Council of the six Standards of Approval for final development plans and mentioned that economic loss was not one of the standards. Mr. Yandrick reiterated that contrary to at least two of the Standards of Approval, the Final Development Plan (FDP) proposed amendment fails to adhere to the objectives of the City's Comprehensive Plan and fails to be compatible with nearby developments. Mr. Yandrick noted the use of vinyl is not consistent with the rest of the Cornerstone Development, is not in alignment with Create the Vision, Study Area J, or the Cornerstone Development Agreement, and, if passed, would become a permitted material for other developments in the Phase IV area. Mr. Yandrick reminded that Planning Commission recommended denial in a 7-0 vote.

Mr. Robert Hall, representing Cornerstone Development, addressed City Council requesting approval of the amendment and stating he feels vinyl is appropriate to the development.

Mr. Steven Hicks, representing Treplus Communities, addressed City Council stating objections to the staff report analysis which includes window trim in the vinyl calculation and stressing the 200 percent cost increase for lumber due to Covid-19.

Mr. Jonathan Grubb, representing Archall Architects, addressed City Council providing photographic samples of other Treplus communities for comparison.

Council members discussed the history of the FDP, Council's duty to uphold the Unified Development Ordinance (UDO), Council's pride in the Cornerstone development overall, the need to hold to the high standards existing in the Cornerstone development, the background of the Create the Vision document, and Council's appreciation for the quality of the product and desire for the development to be built within the City. Mayor Compton stressed that economic loss, while understandable in light of the current pandemic situation, did not meet the standards of approval and would not warrant deviation from the UDO or the previous approvals for Phase IV, which would potentially allow the same materials for all of Phase IV development. Additionally, Mayor Compton stated that Phase V appeared to be a separate residential use different than the intent for Phase IV. While the Development Agreement may allow a case-by-case allowance of alternate materials, the Mayor indicated that such basis was not warranted in light of the Create the Vision, Study Area J, or the standards as applied to Phase IV as set forth in the UDO.

Mr. Serr made a motion to approve the amendment, Mr. Palcher seconded the motion, and it failed 0-7 in a roll call vote.

**New Business** – none.

## 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.

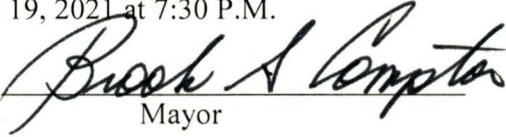
City Council read the Consent Agenda into the record as follows:

- A. Resolution 36-21, A Resolution Accepting The Bid Submitted By America's Decorative Concrete Of Greenville, Ohio For The Curb Ramp Replacement Program 2021-Yankee Trace (Project SS-1) For Curb Ramp Repair For ADA Compliance And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- B. Resolution 37-21, A Resolution Accepting The Bid Submitted By America's Decorative Concrete Of Greenville, Ohio For The Forest Brook Ditch Repairs 2021 (Project SS-4) For Repair Of Concrete Lined Ditch And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- C. Resolution 38-21, A Resolution Authorizing The City Of Centerville Participation In The ODOT Annual Road Salt Bid For Road Salt.
- D. Resolution 39-21, A Resolution Accepting The Bid Submitted By Best Equipment Company Of North Royalton, Ohio For The Purchase Of "Toter" Brand Recycling Containers And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- E. Resolution 40-21, 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 Dual Port 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.
- F. Resolution 41-21, A Resolution Authorizing The City Manager, On Behalf Of The City Of Centerville, To Enter Into An Intergovernmental Agreement For Temporary Building Services Between Clermont County And The City Of Centerville, Ohio For Building Code Enforcement Program 2021-2022.
- G. Resolution 42-21, Resolution Authorizing The City Manager To Enter Into An Agreement For Managed Switches And Installation With Secure Cyber Defense.
- H. Motion to Appoint Tyler Roark and Michael Norton-Smith to the Greene County Tax Incentive Review Council (TIRC).

Mr. Serr sponsored the Consent Agenda and moved for its approval. Mrs. Kenley 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 8:43 P.M. to reconvene in Work Session. The next regular meeting of City Council is scheduled to take place on Monday, April 19, 2021 at 7:30 P.M.

Approved:   
Mayor

ATTEST:   
Clerk of Council