

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, September 13, 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 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:

Councilmembers      JoAnne Rau  
                                  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 Miranda Piatt  
 Police Chief Matt Brown  
 Public Works Director Pat Turnbull  
 City Engineer Jim Brinegar  
 Development Director Michael Norton-Smith  
 City Planner Mark Yandrick  
 Communications Director Kate Bostdorff  
 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:            August 9, 2021.

Work Session Meeting:    August 9, 2021.

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

### **Communications**

Mrs. Davis reported no communications.

### **Presentation**

- A. Homelessness Prevention Program – Ms. Laurel Kerr, Mediation Specialist Contractor for the Dayton Mediation Center presented information promoting an eviction mitigation resource available to both landlords and tenants. More information is available on their website at [daytonmediationcenter.org](http://daytonmediationcenter.org)

### **Oath of Office**

Mayor Compton administered the Oath of Office to Jan Colson for her new appointment to the Arts Commission. Ms. Colson introduced herself, provided her background, and discussed her interest in serving.

### **Recognitions**

- A. City Beautiful Commission Co-Chair Mrs. Mary Ann Kabel announced the September Summer Beautification Award winners. Superior Dental Care at 6683 Centerville Business Parkway won the Community Pride Award. Janey Fullmer accepted the award and thanked the City for the honor. Mrs. Kabel then announced the winner of the 2021 Mayor's Award as Kathy Casterline and John Gruenwald of 6670 Leeds Circle. Mr. Gruenwald provided a summary of their efforts to keep the property in top condition. Mrs. Kabel then introduced a video produced by Miami Valley Communications Council (MVCC) highlighting the September Landscape Award winners:

6833 Penridge – Erna Band  
 199 South Village Drive – Joni and Dale Trent  
 1436 Delynn Drive – Diane Chance  
 144 Tuxworth – Alma Miller  
 158 Goldengate – Tomeas Shroyer  
 278 Joy Elizabeth - Sue Ann Haberstro  
 625 Yankee Street – Kim and Dale Gemin

### **Proclamations**

- A. Mayor Compton noted he had signed a proclamation designating the month of September 2021 as Suicide Prevention Awareness Month in the City of Centerville.  
 B. Mayor Compton noted he had signed a proclamation designating the week of September 27-October 3, 2021 as Diaper Needs Awareness Week in the City of Centerville.

**Citizen Comments and Petitions** – none.

### **Officials' Reports**

Mayor Compton invited various Councilmembers to speak about the following items:

- Mr. Engert - the Kalamon Golf Outing earlier in the day; 145 participants.
- Mr. Lunsford - the Gold Out Night last Friday at the Centerville High School football game.
- Mr. Serr and Mrs. Rau - the Uptown Open House; 120 attendees; good citizen input.
- Mrs. Kenley - the Mayor's Business Breakfast; 100 business owners in attendance; Key Note Speaker Latonia Peak-Brown, Sinclair College presentation; Don Wright recognized; business awards were presented as follows: New Business – Loose Ends Brewing; Community Partner – Hannah's Treasure Chest; Small Business – Boosalis Bakery; Large Business – Square One.
- Mr. Palcher - the Finance Committee's recent meeting.
- Mr. Lunsford - the Streets, Highways and Drainage Committee's recent meeting.
- Mayor Compton - the Patriot's Day Celebration at St. Leonard's on Saturday.
- Mayor Compton - consultant interviews for the Benham's Grove Masterplan.

- Mayor Compton - the upcoming Volunteer Salute on Thursday at 6:00 p.m. at Yankee Trace.
- Mayor Compton noted the passing of Jim Gallagher.

Mrs. Rau announced that Miami Valley Communications Council received five 2021 Philo awards including an award for the 2020 Centerville State of the City video.

Mrs. Rau spoke about approvals for funding assistance for two business applicants by the Centerville Community Improvement Corporation.

Mr. Serr reminded about the upcoming Talent Attraction and Retention Forum hosted by First Tier Suburbs on Wednesday.

Mr. Engert informed that the Centerville Washington History Sense of Taste was a big success.

Mr. Engert announced tickets are now on sale for the Centerville Washington History Ghost Walk.

Mayor Compton spoke about the Rumbleseat Wine ribbon cutting last week.

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

- Miami Valley Regional Planning Commission's assistance with the Wilmington Pike/I-675 improvement project.
- The betterment of several ongoing projects due to engagement with the community.
- City Council's involvement with numerous events and its positive interactions with the public.
- Fall Festival is October 3.
- The budget work session is scheduled for November 16 at 5:30 p.m.
- The Community Leadership Forum is scheduled for Saturday, October 16.
- The Dayton Development Coalition fly-in next week.

### **Old Business**

- A. Ordinance 09-21, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, Sections 7.01, 9.05, 9.07, 9.25, And 11.02 Of The Centerville Municipal Code, The Unified Development Ordinance For The City Of Centerville, Ohio, To Amend Regulations For Zoning Districts, Development Standards, And Definitions.

Mr. Yandrick presented the process, proposed amendments, staff analysis, and standards for approval. Planning Commission recommended approval with one condition related to utility landscape screening which has already been satisfied by the Municipal Attorney.

Mayor Compton opened the public hearing.

Hearing no one come forward, Mayor Compton closed the public hearing.

Councilmembers discussed the impacts on existing storage facilities which will be grandfathered-in.

Mrs. Rau sponsored Ordinance 09-21 and moved for its approval. Mr. Serr seconded the motion, and it passed with 7 ayes.

- B. Ordinance 10-21, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance, As Amended, To Rezone 26 Parcels Of Land Located At Centerville Business Parkway, Clyo Road, And Acro Court From O-PD, Office Planned Development Classification, To O-PD, Office Planned Development Classification With OF, Office Flex Overlay District Classification.

Mr. Yandrick presented the rezoning request, the Office Flex Overlay District proposal, staff analysis, and standards of approval. Planning Commission recommended approval 5-0 with one condition that the rezoning is contingent upon Ordinance 09-21 taking effect.

Mayor Compton opened the public hearing.

Mr. Fordy Gates of Chicago, Illinois, owner of the TQL building, spoke in favor of the Ordinance.

Hearing no one else come forward, Mayor Compton closed the public hearing.

Mrs. Kenley sponsored Ordinance 10-21 and moved for its approval. Mr. Palcher seconded the motion, and it passed with 7 ayes.

- C. Ordinance 12-21, An Ordinance Authorizing The Write-Off Of The Uncollectible Accounts For Waste Collections.

Mr. Davis introduced Ms. Piatt who explained the Ordinance authorizes the write-off of uncollectible waste billing accounts.

Mayor Compton opened the public hearing.

Hearing no one come forward, Mayor Compton closed the public hearing.

Mr. Roark explained these accounts become uncollectible typically due to properties changing hands.

Mr. Engert inquired about mechanisms to prevent these in the future. Mr. Roark informed that the Ordinance will allow for more frequent filings for assessments.

*Mr. Palcher excused himself from the meeting at 9:13 p.m.*

Mr. Engert sponsored Ordinance 12-21 and moved for its approval. Mr. Lunsford seconded the motion, and it passed with 6 ayes.

### New Business

- A. Application P-2021-0028: Record Plat  
 Applicant: Greg Lauterbach  
 Location: 57-63 W. Franklin St.

Mr. Yandrick presented the application summary, standards of approval, and staff analysis. Planning Commission recommended approval 4-0 without conditions.

Mr. Serr made a motion for approval of Case P-2021-0028, Mr. Engert seconded the motion, and it passed with 6 ayes.

### 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 81-21, A Resolution Declaring Specific Property No Longer Utilized By The City Of Centerville As Surplus Property And Authorizing The City Manager To Dispose Of Said Surplus Property In Accordance With The Guidelines Stated Herein, be passed.  
 B. Motion to Reappoint Kevin Von Handorf to the Planning Commission (4 year term)

Mr. Lunsford sponsored the Consent Agenda and moved for its approval. Mrs. Rau seconded the motion, and it passed with 6 ayes.

### Adjournment

With no further business before the Council, Mayor Compton adjourned the regular meeting at 9:18 P.M. to reconvene in Work Session. The next regular meeting of City Council is scheduled to take place on Monday, September 20, 2021 at 7:30 P.M.

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

Mayor

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

Clerk of Council