

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, December 6, 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, Discipleship Director for Joshua Recovery Ministry, 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
 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
 IT Director Larry Rover
 Human Resources Director Jen McCormick
 Yankee Trace Administrator Steve Marino
 Municipal Attorney Scott Liberman

Mayor Compton asked Pastor Miltenberger to speak about his involvement with the Joshua Recovery Ministry. Pastor Miltenberger explained the ministry's mission to assist those with addiction issues to transition into living a sober lifestyle.

Excuse Absent Councilmembers

Mrs. Rau made a motion to excuse Mrs. Kenley from the meeting, Mr. Lunsford seconded the motion, and it passed 6-0.

Minutes

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

Council Meeting: November 15, 2021.

Work Session Meeting: November 15, 2021.

Budget Work Session Meeting: November 16, 2021.

Mr. Lunsford made a motion for approval of the minutes, Mr. Serr seconded the motion, and it passed 6-0.

Introduction

Mayor Compton introduced Ohio House Representative Tom Young in attendance at the meeting.

Communications

Mrs. Davis reported no communications.

Recognition

Mayor Compton presented Certificates of Congratulations to the Centerville High School Girls Doubles Tennis Team, members Clara Owens and Caroline Hinshaw and Coach Scott Long, on their State Championship win.

Coach Long thanked Council for the recognition and provided a description of the final match.

Miss Hinshaw and Miss Owens expressed appreciation for the recognition and spoke about some of the match particulars, noting they knew they were “better together.”

Mayor Compton congratulated them and praised them for representing Centerville so well.

Oath of Office

Mayor Compton administered the Oath of Office to John Curran for his new appointment to the Arts Commission. Mr. Curran introduced himself, provided his background, and discussed his interest in serving. He expressed appreciation for the appointment to the Commission.

Citizen Comments and Petitions – none.**Officials’ Reports**

Mayor Compton spoke about the following items:

- The Holiday Walk and Tree Lighting event.
- The ribbon cutting at Tropical Smoothie last week.
- Receiving great feedback and comments from residents about the City’s leaf pickup program.

Mr. Palcher complimented the food and service he enjoyed at Yankee Trace while attending the Thanksgiving Dinner and a Yankee Trace Homeowners Association banquet there.

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

- The 2020 Popular Annual Financial Report and Comprehensive Annual Financial Report documents have been disseminated.
- The 2022-26 Operating Budget and CIP document has been disseminated.
- The Employee Holiday luncheon is scheduled for Wednesday at noon at Yankee Trace.

Old Business

- A. **PUBLIC HEARING:** Ordinance 15-21, An Ordinance Amending The Centerville Municipal Code Sections 1442.01, Plan Review Fees, And 1442.03, Miscellaneous Building, Mechanical, Gas Piping, And Plumbing Permit Fees.

Mr. Norton-Smith provided an explanation of the fee changes associated with the ordinance.

Mayor Compton opened the Public Hearing.

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

Mrs. Rau sponsored Ordinance 15-21 and moved for its adoption. Mr. Palcher seconded the motion, and it passed with 6 ayes.

- B. **PUBLIC HEARING:** Ordinance 16-21, An Ordinance To Repeal Ordinance Number 06-21 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 explained that the ordinance authorizes the 2.75 general wage adjustment. She explained the ordinance included minor term changes and additional positions.

Mr. Engert inquired about the 30 percent wage ranges. Ms. McCormick indicated all the ranges have to be modified to this type of range for consistency and standardization.

Mayor Compton opened the Public Hearing.

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

Mr. Engert sponsored Ordinance 16-21 and moved for its adoption. Mr. Lunsford seconded the motion, and it passed with 6 ayes.

- C. **PUBLIC HEARING:** Ordinance 17-21, An Ordinance To Repeal Chapter 284, Sister City Committee, Of The Centerville Municipal Code.

Mrs. Bostdorff explained the staff recommendation to repeal the Sister City Committee but assured that the relationship with Bad Zwischenahn would continue. When visits are proposed, City Council will be asked to convene a task force to plan the visit.

Mrs. Rau read a history of the Sister City Committee.

Mayor Compton opened the Public Hearing.

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

Mr. Serr sponsored Ordinance 17-21 and moved for its adoption. Mr. Palcher seconded the motion, and it passed with 6 ayes.

- D. **PUBLIC HEARING:** Ordinance 18-21, An Ordinance Establishing The Streets, Highways And Drainage Commission, Setting Terms Of Office And Assigning Powers, Duties And Responsibilities.

Mrs. Bostdorff explained this ordinance enacts the Streets Highways and Drainage Commission in an official capacity.

Mayor Compton opened the Public Hearing.

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

Mr. Lunsford sponsored Ordinance 18-21 and moved for its adoption. Mrs. Rau seconded the motion, and it passed with 6 ayes.

- E. **PUBLIC HEARING:** Ordinance 19-21, An Ordinance To Repeal Ordinance Number 25-20 In Its Entirety And Adopt All Fees, Rules And Regulations Associated With The Golf Club At Yankee Trace.

Mr. Marino provided a review of the fee increases.

Mayor Compton opened the Public Hearing.

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

Mr. Palcher sponsored Ordinance 19-21 and moved for its adoption. Mr. Serr seconded the motion, and it passed with 6 ayes.

New Business

- A. **PUBLIC HEARING:** Application C-2021-0001: Appeal of Planning Commission Decision to Deny Variances.
Applicant: Jason Rosier of Chick-Fil-A.
Location: 5301 Cornerstone North Boulevard.

Mr. Yandrick presented the appeal process, the property description, the application summary, and the project proposal with a background of the variance requests. Mr. Yandrick explained the Standards of Approval and Planning Commission's reasons for denying the variance requests.

Mayor Compton opened the Public Hearing.

Appellant Jason Rosier, representing Chick-Fil-A, addressed City Council explaining the canopies are the company's new standard since 2018, and they are needed to promote the health and safety of the team members.

Council members discussed buffering and access, required setbacks, traffic flow, building materials, team-member-to-customer interactions, the determination of a hardship, and the importance of safety.

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

Mr. Serr made a motion to sustain the appeal of the appellant and approve the variances. 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.

Mayor Compton explained that due to the length of the Consent Agenda, Council would act of the items in two separate groups, acting on Items A-F and then Items G-L.

City Council read Items A-F of the Consent Agenda into the record as follows:

- A. Motion to Set the Public Hearing on the 2022 Operating Budget for December 20, 2021.
- B. Ordinance 20-21, 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, 2022 (Set for Public Hearing December 20, 2021)
- C. Ordinance 21-21, An Ordinance Declaring Improvements To Parcels Of Real Property Located In The City Of Centerville, Ohio, To Be A Public Purpose Under Section 5709.40(B) Of The Ohio Revised Code (Yankee Social Row TIF), Exempting Such Improvements From Real Property Taxation, Authorizing The Execution Of A Tax Incentive Agreement And A Development Agreement And Such Other Documents As May Be Necessary, And Establishing A Tax Increment Equivalent Fund (Set for Public Hearing December 20, 2021)
- D. Ordinance 22-21, An Ordinance To Amend Section 618.17, Outdoor Feeding Prohibited, Of The Centerville Municipal Code To Amend The Prohibition Of Outdoor Feeding Of Animals (Set For Public Hearing December 20, 2021)
- E. Resolution 112-21, A Resolution Requesting Advances Out Of The Current Collection Of Real Estate, Personal Property And Estate Taxes Assessed And Collected On Behalf Of The City Of Centerville.
- F. Resolution 113-21, A Resolution To Accept The Material Terms Of The OneOhio Subdivision Settlement Pursuant To The OneOhio Memorandum Of Understanding And Consistent With The Terms Of The July 21, 2021 National Opioid Settlement Agreement And Authorizing The City Manager On Behalf Of The City Of Centerville To Execute The Settlement Participation Agreement For The OneOhio Subdivision Settlement With Janssen Pharmaceuticals, Inc And Its Parent Company Johnson & Johnson.

Mr. Lunsford sponsored Items A-F of the Consent Agenda and moved for their approval. Mrs. Rau seconded the motion, and it passed with 6 ayes.

City Council read Items G-L of the Consent Agenda into the record as follows:

- G. Resolution 114-21, A Resolution Accepting The Bid Submitted By Best Equipment Company Of North Royalton, Ohio For The Purchase Of One Envirosight Rover X Pipeline Inspection Camera System And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- H. Resolution 115-21, Resolution Ratifying The Action Of The City Manager In Executing A Purchase Contract With Daniel Doepke And Treva Doepke For The

Purchase Of Property Located At 98 West Franklin Street And Ratifying The Actions Of The City Manager To Take All Steps Necessary To Execute Documents To Effect The Purchase Of Said Real Property.

- I. Resolution 116-21, Resolution Ratifying The Action Of The City Manager In Executing A Real Estate Rental And Management Agreement With Heritage Home Services, LLC D/B/A Coldwell Banker Heritage For The Management Of Property Located At 98 West Franklin Street And Ratifying The Actions Of The City Manager To Take All Steps Necessary To Execute Documents To Effect The Leasing Of Said Real Property.
- J. Resolution 117-21, A Resolution Ratifying The Actions Of The City Manager, On Behalf Of The City Of Centerville, To Enter Into A Lease Agreement For The Residential Property At 98 West Franklin Street With John And Jessica Schuler.
- K. Motion to Appoint the following members to the Streets Highways and Drainage Commission:
 - 1. Amy Galloway-Roma (1 year term)
 - 2. Ed Griffith (1 year term)
 - 3. Regis Lekan (2 year term)
 - 4. Bob Lentz (2 year term)
 - 5. Danny Long (3 year term)
 - 6. Bill Walker (3 year term)
- L. Motion to Reappoint Mary Ann Kabel to the Centerville City Beautiful Commission (3 year term).

Mr. Serr sponsored Items G-L of the Consent Agenda and moved for their approval. Mr. Palcher seconded the motion, and it passed with 6 ayes.

Adjournment

With no further business before the Council, Mayor Compton adjourned the regular meeting at 9:00 P.M. The next regular meeting of City Council is scheduled to take place on Monday, December 20, 2021 at 7:30 P.M.

Approved: 
Mayor

ATTEST: 
Clerk of Council