

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, August 14, 2023, at 7:40 P.M. in the Police Department Training Room. The meeting was opened with an Invocation followed by The Pledge of Allegiance to the Flag with Mayor Compton presiding. Councilmembers and City Staff were present as follows:

Councilmembers Deputy Mayor JoAnne Rau
 Mark Engert
 Belinda Kenley
 Duke Lunsford
 John Palcher

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
 Development Director Erik Collins
 City Planner Ian Vanness
 Economic Development Administrator Joey O'Brien
 Public Works Director Pat Turnbull
 City Engineer Jim Brinegar
 Human Resources Director Jen McCormick
 IT Director Ryan Collins
 Municipal Attorney Jonathan Freeman

Excuse Absent

Mr. Lunsford made a motion to excuse Mr. Serr from the meeting, Mrs. Rau seconded the motion, and it passed with 6 ayes.

Minutes

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

Council Meeting: July 17, 2023.

Work Session Meeting: July 17, 2023.

Mr. Palcher made a motion for approval of the minutes, Mr. Lunsford seconded the motion, and it passed with 6 ayes.

Communications

Mrs. Davis reported no communications.

Presentations

A. City Beautiful Commission Co-Chair Mrs. Mary Ann Kabel announced the August Summer Beautification Award winners. Square One Salon and Spa at 1 North Main Street won the Community Pride Award. Mayor Compton presented the award to owner Brent Johnson. Mr. Johnson thanked the City for the honor and expressed excitement for the improvements in Uptown. Mrs. Kabel then introduced a video produced by Miami

Valley Communications Council (MVCC) highlighting the August Landscape Award winners:

6886 Late Autumn Court – Wajieha J Deek
6005 Oak Hill Lane – Kim Weimer
8217 Rustic Park Trail – Myrlin Meister
62 Coachman Drive – Vickie Miller
440 Cedarleaf Drive – Greg and Amy Foley
9512 Attwood Court – Frank and Leslie Masterson
9697 Preserve Place – Joseph E. Zeis Jr.

Proclamations

Mayor Compton provided a summary of the Lemonade Day Proclamation.

Citizen Comments and Petitions

The following citizens address City Council in opposition to the UDO Text Amendment scheduled for public hearing on September 11, 2023:

Karl Biermann of 1175 Ambridge Rd.
David Trombley of 1225 Ambridge Rd.
Winston Lowry of 1330 E. Alex Bell Rd.
Frank Quinn of 1051 Ambridge Rd.
Kevin Callender of 1001 Ambridge Rd.
Neal Holtwolf of 7152 Paragon Rd.
Eleizer Kotapuri of 7000 Clyo Rd.

Officials' Reports

Mayor Compton spoke about the Americana review provided by Keith Weiskittle earlier this evening during Work Session.

Mayor Compton spoke about ribbon cuttings last week at SOMA Jiu-Jitsu and Southern Vintage Design.

Mayor Compton spoke about Boomerfest and the 40th Anniversary of St. Leonard over the weekend.

Mayor Compton told about a beautiful photo he was able to take at sundown at the Celebration Sculpture and Cornerstone Park.

Mrs. Rau mentioned the Community Improvement Corporation will meet on Wednesday this week.

Mrs. Rau invited Mr. Erik Collins to speak about the City's partnership with Rebuilding Together Dayton. Mr. Collins explained the program provides funding for property maintenance issues for people in need of assistance.

Mr. Engert announced Centerville-Washington History's annual fundraiser Sense of Taste is scheduled for September 7. Tickets are available online.

Mr. Engert announced the 25th Kalamian Golf Outing is scheduled for September 15 at Yankee Trace. Go to the Yankee Trace website to sign up.

Mr. Lunsford encouraged people to attend the Brass Tracks concert on August 27 in Stubbs Park.

Mayor Compton praised Police Department and Public Works staff for all their hard work during the concert season.

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

- Stubbs Park Phase I is out for bid.
- Yankee Trace Patio Expansion is out for bid.
- Touted attendance at the concerts and Party in the Park; he offered praise to the Police Department, Public Works, and Drew Simon.
- Provided electric aggregation opt-out statistics; overall there is a 95 percent participation rate.
- Records Commission meets on Wednesday.
- The TechCred program through the State providing reimbursement funding toward technical certification training.

Old Business – none.

New Business

- A. PUBLIC HEARING: Application P-2023-0015: Amendment to the Final Development Plan Phase 5.
Applicant: Robert L. Hall III, Oberer Land Developers Ltd.
Location: 1001 Belfast Drive et al.

Mr. Vanness presented the case, including site location and zoning, the application summary, the standards of approval, and staff analysis. He noted that Planning Commission recommended approval 6-0 with the following two conditions:

1. The Final Development Plan's original eighteen (18) conditions of approval shall remain in place.
2. Stone water tables shall be placed on the side and/or rear façades of elevations that face a public right-of-way for the following buildings, 1, 4, 5, 6, 7, 26, 27, 28, 30, 31, 33, 35, 37 and any additional buildings with façades visible from a public right-of-way to the satisfaction of City Staff.

Mr. Vanness explained, after site review with the developer, staff is recommending a modification to condition #2. He provided a comparison of the change.

Mayor Compton opened the Public Hearing.

Mr. George Oberer, Jr. addressed City Council representing Cornerstone Developers. Mr. Oberer discussed cost increases and interest rate increases. He indicated his agreement with the stated conditions.

Council members inquired about material costs and the availability of upscaling for interested buyers.

Mayor Compton closed the Public Hearing.

Mrs. Rau requested Unit #29 be changed in Condition #2 to have full water table wrapping.

Mrs. Rau made a motion to approve Application P-2023-0015 with Condition #1 as recommended by Planning Commission and with modified Condition #2 and with the requested change to Unit #29. Mrs. Kenley seconded the motion, and it passed with 6 ayes.

- B. Emergency Ordinance 10-23, An Ordinance Approving Individual Assessments Amounts And Directing The Director Of Finance Or His Designee To Certify The Amounts To The County Auditor For Collection And Declaring An Emergency.

Mr. Roark explained this Ordinance is to conduct the semi-annual collection assessment process.

Mr. Palcher sponsored Ordinance 10-23 and moved for its approval. Mr. Lunsford 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. Ordinance 11-23, An Ordinance Authorizing The Write-Off Of The Uncollectible Accounts For Waste Collections (Set for Public Hearing on September 11, 2023).
- B. Ordinance 12-23, An Ordinance To Amend Section 210.01, Authority Of Manager; Competitive Bids, And Section 210.08, Purchasing Procedure, And Section 210.16, Construction Management Contracts And Professional Design Services, Of The Centerville Municipal Code To Increase The Threshold For Competitive Bidding In The City (Set for Public Hearing on September 11, 2023).
- C. Resolution 67-23, A Resolution Accepting The Bid Submitted By Barrett Paving Materials, Inc. Of Franklin, Ohio For The MOT – Centerville Station Road

- Resurfacing Project (SS-1) From Clyo Road To Braewood Trail And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- D. Resolution 68-23, A Resolution Authorizing Payment Of Invoices With Then And Now Certificates For The Second Quarter Of Calendar Year 2023.
 - E. Resolution 69-23, A Resolution Authorizing And Directing The City Manager To Enter Into A Seventh Amendment To The Subdivider's Agreement With Doliboa Construction, Inc., dba Catalyst Homes For Property Located In The City Of Centerville Along Paragon Road.
 - F. Resolution 70-23, Resolution Authorizing The City Manager To Execute A Second Amendment To Agreement For Purchase And Sale With The Board Of Education Of The Centerville City School District For The Purchase Of Approximately Six Acres Of Vacant Land Plus Or Minus Located In The City Of Centerville.
 - G. Resolution 71-23, A Resolution Accepting A Permanent Storm Sewer Easement For Public Purposes From Steven Hayes And Sherri Hayes And Authorizing And Directing The City Manager To Enter Into A Right Of Entry Agreement With Steven Hayes And Sherri Hayes.
 - H. Resolution 72-23, A Resolution Authorizing And Directing The City Manager To Enter Into A Right Of Entry Agreement With James E. Kaiser And Karen A. Kaiser For The Property At 6300 Millbank Drive.
 - I. Resolution 73-23, A Resolution Authorizing And Directing The City Manager To Enter Into A Right Of Entry Agreement With Adam Chanin And Audrey Denise Chanin For The Property At 175 Gracewood Drive.
 - J. Motion to Approve the March 30, 2023 Meeting Minutes of the Community Reinvestment Housing Area Council.
 - K. Motion to Approve the October 7, 2020 Meeting Minutes of the School Personnel Appeals Board.

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

Adjournment

With no further business before the Council, Mayor Compton adjourned the regular meeting at 8:50 P.M. to move back into Work Session. The next regular meeting of City Council is scheduled to take place on Monday, September 11, 2023, at 7:30 P.M.

Approved: _____

Mayor

ATTEST: _____

Clerk of Council