

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, September 11, 2023, at 7:30 P.M. in the J.V. Stone Council Chambers. 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  
                                  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  
 Development Director Erik Collins  
 City Planner Ian Vanness  
 Economic Development Administrator Joey O'Brien  
 Public Works Director Pat Turnbull  
 City Engineer Jim Brinegar  
 Communications Director Kate Bostdorff  
 Human Resources Director Jen McCormick  
 IT Director Ryan Collins  
 Municipal Attorney Scott Liberman

Mayor Compton requested a moment of silence to reflect on the anniversary of the 9/11 terrorist attacks.

### **Minutes**

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

Council Meeting:                      August 14, 2023.

Work Session Meeting:              August 14, 2023.

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 that Arts Commission member Betty Lou Carney does not wish to be reappointed when her term expires on October 5, 2023. Mayor Compton thanked Mrs. Carney for her service and expressed well wishes for the future.

### **Presentations**

- A. City Beautiful Commission Co-Chair Mrs. Mary Ann Kabel announced the September Summer Beautification Award winners. Miami Valley Hospital South at 2400 Miami

Valley Drive won the Community Pride Award. Mayor Compton presented the award to Site Manager Terrea Little. Ms. Little thanked the City for the award. Mrs. Kabel then introduced a video produced by Miami Valley Communications Council (MVCC) highlighting the August Landscape Award winners:

2299 Briggs Road, Elainer Rogero  
6030 Oak Hill Lane, Susan Massa  
2267 Jaime Rose Way, Sue Spiegel  
77 Lucas Drive, Barbara Iding  
151 Lyons Drive, Andy and Lynn Evans  
9145 Heather Lane, Tom Tanner  
1192 Waters Edge Drive, Andrea and Tim Rieger

Barbara Iding was invited up to be recognized for her award. Mrs. Kabel then recognized Vickie Miller of 62 Coachman Drive as the 2023 Mayor's Award winner.

#### **Citizen Comments and Petitions - none**

#### **Officials' Reports**

Mayor Compton spoke about the Patriots Day Commemoration at St. Leonard's earlier today.

Mr. Engert noted Centerville-Washington History's annual fundraiser Sense of Taste was a big success, and he passed along the organization's appreciation for the City's assistance.

Mr. Engert announced Centerville-Washington History's next Speakers Series is scheduled for September 19, featuring Tim Riordan speaking about Cincinnati's Chattanooga Choo Choo Railroad.

Mr. Engert announced Centerville-Washington History's Ghost Walk is scheduled for October 10.

Mrs. Kenley spoke about the grand opening of the International Deli and encouraged residents to stop in.

Mrs. Kenley discussed her attendance at the upcoming Ohio Municipal League annual conference.

Mrs. Kenley announced that Hannah's Treasure Chest was recently named the Greater Dayton Non-Profit of the Year in baby clothes.

Mrs. Rau spoke about the Benham's Grove open house two weeks ago. Project information is available of the City's website.

Mrs. Rau advised that the Community Improvement Corporation will meet next Wednesday.

Mr. Palcher touted a total summer concert series attendance of 45,000 participants. He thanked the Arts Commission and staff.

Mr. Lunsford mentioned the Centerville High School football Gold Out Night on September 1, where City officials handed out 1,500 light-up thunder sticks.

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

- 2024 budget preparation is underway.
- Fall Fest is September 30.
- Community Leadership Forum is October 14.
- Kalamian Golf Outing is this Friday.

### **Old Business**

A. PUBLIC HEARING: Ordinance 09-23, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance As Amended, As It Applies To Table 9.1, Permitted Land Uses In The Base Zoning Districts, To Allow Day Care Centers As A Conditional Use In The R-1b, Single-Family Residential, Zoning District.

Mr. Vanness presented the application summary, an explanation of the zoning district, the standards of approval, and staff analysis. Mr. Vanness noted Planning Commission recommended approval 5-0.

Mayor Compton opened the Public Hearing.

Representatives of South Dayton Presbyterian Church Erich Shubert and Bruce Page provided information about the background of the property sale and advocated for the passage of the text amendment.

The following individuals spoke in opposition to the text amendment, citing issues such as noise, traffic, lighting, drainage, screening, trash, and negative effect to property values:

Karl Biermann of 1175 Ambridge Rd.  
David Trombley of 1225 Ambridge Rd.  
Kevin Callender of 1001 Ambridge Rd.  
Winston Lowry of 1330 E. Alex Bell Rd.  
Eleizer Kotapuri of 7000 Cloy Rd.  
Stephan Becker of 1096 Ambridge Rd.  
William Hurtle of 1126 Ambridge Rd.  
Carla Becker of 1096 Ambridge Rd.  
John Barrett of 7551 Pelway Dr.

Council members discussed the current allowances in the R1-b zoning district, limitations of the definition of a daycare, the conditional use process, the potential conditions which may be imposed to a conditional use approval, enforcement of imposed conditions, the likelihood of other development to the site, and the best method to address the neighboring residents' concerns.

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

Mayor Compton summarized the expressed concerns and provided a statement regarding the expectations about the City's responsibilities and procedures.

Mrs. Rau sponsored Ordinance 09-23 and moved for its approval. Mr. Palcher seconded the motion, and it passed 4-3 in a roll call vote with Mr. Serr, Mr. Lunsford, and Mr. Engert voting No.

B. PUBLIC HEARING: Ordinance 11-23, An Ordinance Authorizing The Write-Off Of The Uncollectible Accounts For Waste Collections.

Mr. Roark explained that this is the semi-annual process to zero-out uncollectible accounts.

Mayor Compton opened the Public Hearing.

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

Mr. Serr sponsored Ordinance 11-23 and moved for its approval. Mrs. Kenley seconded the motion, and it passed with 7 ayes.

C. PUBLIC HEARING: 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.

Mr. Liberman explained this legislation follows a recent change made at the State level to increase bidding thresholds and includes a three percent escalator after 2024.

Mayor Compton opened the Public Hearing.

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

Mr. Lunsford sponsored Ordinance 12-23 and moved for its approval. Mr. Engert seconded the motion, and it passed with 7 ayes.

**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 74-23A Resolution Accepting A Permanent Storm Sewer Easement For Public Purposes From Paula Paprocki And Authorizing And Directing The City Manager To Enter Into A Right Of Entry Agreement With Paula Paprocki.
- B. Resolution 75-23 A Resolution Authorizing And Directing The City Manager To Enter Into A Natural Gas Agreement With Interstate Gas Supply, LLC For Gas Supply Services To The City.
- C. Resolution 76-23 A Resolution Authorizing The City Manager To Enter Into An Agreement For Professional Design And Engineering Services With MODA4 Design, LLC For The Yankee Trace Patio Expansion Project.

- D. Resolution 77-23 Resolution Authorizing The City Manager To Enter Into The Miami Valley Communications Council – Tactical Crime Suppression Unit Memorandum Of Understanding – Federal Equitable Sharing Between The City Of Centerville, Other Local Municipalities, And The Miami Valley Communications Council.
- E. Resolution 78-23 A Resolution Authorizing The City Manager To Execute A Change Order To The Contract With MDFritz For The Benham’s Grove Exterior Shutter Restoration Project.
- F. Resolution 79-23 A Resolution Authorizing The City Manager To Enter Into A Parking Lot Lease Agreement With Restoration Church Centerville To Allow Public Use Of The Church Parking Lot.
- G. Resolution 80-23 A Resolution Reappointing One Citizen Member Of The Board Of Trustees To Represent The Interests Of Present And Future Residents And Employers Of The Randall Residence New Community Authority; And Reappointing One Member To Serve As A Representative Of The City Of Centerville.
- H. Resolution 81-23 A Resolution Appointing One Citizen Member Of The Board Of Trustees To Represent The Interests Of Present And Future Residents And Employers Of Cornerstone Of Centerville Community Development Authority.

Mrs. Kenley sponsored the Consent Agenda and moved for its approval. Mr. Lunsford seconded the motion, and it passed with 7 ayes.

**Adjournment**

With no further business before the Council, Mayor Compton adjourned the regular meeting at 9:39 P.M. to move back into Work Session. The next regular meeting of City Council is scheduled to take place on Monday, September 18, 2023, at 7:30 P.M.

Approved:   
Mayor

ATTEST:   
Clerk of Council