

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, September 18, 2023, at 7:31 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     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

#### **Excuse Absent**

Mr. Palcher made a motion to excuse Deputy Mayor Rau from the meeting, Mr. Lunsford 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:                     September 11, 2023.

Work Session Meeting:             September 11, 2023.

Mr. Serr made a motion for approval of the minutes, Mrs. Kenley seconded the motion, and it passed with 6 ayes.

#### **Communications**

Mrs. Davis reported no communications.

#### **Presentations**

A. Lisa Elam Tucker Recognition – Mayor Compton invited Mrs. Tucker forward to be recognized and read a proclamation proclaiming Tuesday, September 19 as Lisa Elam Tucker Day in the City of Centerville. Mrs. Tucker expressed appreciation for the recognition.

- B. Police Promotions – Chief Brown introduced the following Police personnel and noted their recent promotions:
1. Anthony Green to Lieutenant
  2. Steve Kocol to Sergeant
  3. Adam Bennett to Sergeant

Each Officer thanked the City and expressed appreciation for the recognition.

Mayor Compton stated he has tremendous respect for all of the City's officers.

### **Proclamations**

- A. Constitution Week – Mrs. Kenley read a proclamation proclaiming the week of September 17 through September 23, 2023 as Constitution Week in the City of Centerville.
- B. Centerville Jazz Band Day – Mr. Engert read a proclamation proclaiming September 16, 2023 as Centerville Jazz Band Day in the City of Centerville.

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

### **Officials' Reports**

Mayor Compton spoke about a great deal of activity going on in the City and thanked Mr. Davis and staff for continued hard work.

Mrs. Kenley spoke about her attendance at the artist reception for Charmaine Boggs last Saturday at the Police Department art gallery. Mrs. Kenley encourages everyone to check out the display.

Mr. Engert announced Centerville-Washington History's next Speakers Series is scheduled for tomorrow night, 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.

Mr. Engert invited Kevin O'Brien to provide an update on Centerville High School activities. Mr. O'Brien discussed the school system's recent notification it had received a Five Star rating on the State's report card; he provided current athletic team standings and announced the Saturday Night Lights event is scheduled for September 30.

Mr. Lunsford spoke about his attendance at the Centerville Jazz Band Community Night. He enjoyed getting to hear more about the 2023 show preparation.

Mayor Compton talked about the Streets, Highways, and Drainage Commission's attendance at the Council Work Session earlier this evening; he praised staff for the work it is doing with the Commission.

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

- Stubbs Park bid status; opens September 26.

- Benham's Grove bid goes out October 5 and opens November 1.
- Wished Happy 76<sup>th</sup> Birthday to the U.S. Air Force.
- Kalamian Golf Outing is this Friday.

**Old Business** – none.

**New Business**

- A. PUBLIC HEARING: Application P-2023-0017: Preliminary Development Plan.  
 Applicant: George Abboud.  
 Location: 7881 Lockport Boulevard.

Mr. Vanness presented the case, providing location and zoning information, an explanation of the overlay district invocation request, site conditions, the application summary, a review of neighbor concerns, the standards of approval, and staff analysis. Mr. Vanness informed that Planning Commission had recommended the plan for approval in a 4-1 vote and with seven (7) conditions.

Mayor Compton opened the Public Hearing.

1. Mr. Matt Fisher, the project architect, addressed City Council, providing a background of the project.

Council members discussed access points, particulars of the building placement, the number of trees to be removed, buffering, and the carport replacement style.

2. Ms. Ruth Ann Copley, owner of the Centerville Professional Property south of the project site, addressed City Council with concerns about drainage.

Mr. Fisher explained the expected drainage mitigation mechanisms expected to be used.

Mr. Liberman explained the study process, requirements, and enforcement which will be addressed at the next phase, the Final Development Plan.

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

Council members discussed the street view, the green space, and the added value to the property.

Mr. Serr made a motion for approval of the application with the following conditions:

1. All review comments from public and utility review agencies shall be incorporated into final construction documents to the satisfaction of the City Planner.
2. The Final Development Plan (FDP) shall show the south driveway having a minimum width of 24' per UDO 9.31 (C) (5) (a) (i).
3. The FDP shall show bollards placed between the driveway and southwest corner of unit 7887 Lockport Boulevard.

4. The FDP shall include required buffer yard and interior parking lot landscaping per UDO 9.25 (C) and(D).
5. The FDP shall not include vinyl siding and shall instead use a composite material for the siding.
6. The FDP shall address ADA accessibility throughout the property.
7. The FDP shall include architectural features and/or elements on the south façade of the garage to break up uninterrupted space.

Mrs. Kenley seconded the motion, and it passed 5-1 in a roll call vote with Mr. Engert voting no.

### **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 13-23, An Ordinance To Amend Ordinance Number 25-22 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, 2023 (Set for Public Hearing on October 9, 2023).
- B. Ordinance 14-23, An Ordinance Amending, Reaffirming And Restating Ordinance 02-04 And Authorizing The City Of Centerville To Pick Up The Statutorily Required Contribution To The Ohio Police And Fire Pension Fund For The Employees Of The City Of Centerville (Set for Public Hearing on October 9, 2023).
- C. Ordinance 15-23, An Ordinance That The City Of Centerville Will Pick Up The Statutorily Required Contribution To The Ohio Public Employees Retirement System For The Employees Of The City Of Centerville Pursuant To IRC Section 414(h)(2) (Set for Public Hearing on October 9, 2023).
- D. Resolution 82-23, A Resolution Designating The Public Depositories For Funds Of The City Of Centerville, Ohio And Authorizing The City Manager To Enter Into Agreements With Said Depositories.
- E. Resolution 83-23, A Resolution Authorizing And Directing The City Manager To Enter Into A Communications System And Services Agreement And Maintenance Support And Services Addendum With Motorola Solutions, Inc. For A Console Upgrade For The Communications System Without Competitive Bidding.
- F. Resolution 84-23, A Resolution Authorizing The City Manager, On Behalf Of The City Of Centerville, To Enter Into A Lease Extension Agreement For The Residential Property At 110 West Spring Valley Road With Max L. Price.
- G. Resolution 85-23, A Resolution Authorizing The City Manager, On Behalf Of The City Of Centerville, To Enter Into A First Amendment To Intergovernmental Agreement For Temporary Building Services Between The City Of Wilmington And The City Of Centerville, Ohio For Building Code Enforcement Program.

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

**Adjournment**

With no further business before the Council, Mayor Compton adjourned the regular meeting at 8:43 P.M. The next regular meeting of City Council is scheduled to take place on Monday, October 9, 2023, at 7:30 P.M.

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

ATTEST:  \_\_\_\_\_  
Clerk of Council