

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, December 18, 2023, at 7:36 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      JoAnne Rau  
                                  Mark Engert  
                                  Belinda Kenley  
                                  Duke Lunsford

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  
 Economic Development Administrator Joey O'Brien  
 City Planner Ian Vanness  
 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 Councilmembers**

Mrs. Rau made a motion to excuse Mr. Serr and Mr. Palcher, Mrs. Kenley seconded the motion, and it passed with 5 ayes.

#### **Minutes**

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

Council Meeting:                      December 4, 2023.

Work Session Meetings:              December 4, 2023.

Mr. Lunsford made a motion for approval of the minutes, Mr. Engert seconded the motion, and it passed with 5 ayes.

#### **Communications**

Mrs. Davis reported no communications.

#### **Oaths of Office**

- A. Mayor Compton administered the Oath of Office to Councilmember Elect Jennifer McLaughlin. Mrs. McLaughlin thanked the Mayor and staff for the preparation she has received and expressed her desire to be an asset to the team.
- B. Mayor Compton administered the Oath of Office to Councilmember Elect Mark Engert. Mr. Engert thanked the citizens for their trust in him and noted he looks forward to working toward the betterment of the City over the next four years.

- C. Mayor Compton administered the Oath of Office to Councilmember Elect Belinda Kenley. Mrs. Kenley thanked the voters and expressed her excitement about the work that is upcoming.
- D. Mr. Liberman administered the Oath of Office to Mayor Elect Brooks Compton. Mayor Compton spoke about the importance of having his family's support. He congratulated the other elected Council members. Mayor Compton praised Mr. Davis and staff and expressed appreciation to Mr. Lunsford for his service on Council.

### **Recognition**

- A. City Beautiful Commission Co-Chair Mrs. Mary Ann Kabel introduced a video produced by Miami Valley Communications Council (MVCC), highlighting the Holiday Lighting Award winners:

2511 Briggs Road, Brad Kenney  
 5501 Red Coach Drive, Robert Hengehold  
 1470 Black Oak Drive, Mary Miller  
 135 Gracewood Drive, Kathleen Stanaford  
 131 Poinciana Drive, Barb Clark  
 9815 Sheehan Road, Brian Hicks  
 1246 Waters Edge Drive, Stephen Parker

Mrs. Kabel announced the Community Pride Award as St. Leonard's at 8100 Clyo Road. St. Leonard's representatives discussed the scope of the project, expressed praise for their ground crew, and noted their pride in being a part of the community.

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

### **Officials' Reports**

Mayor Compton spoke about the Centerville Community Band and Chorus concert yesterday at Carillon Park.

Mayor Compton wished all a Merry Christmas and Happy New Year.

Mrs. Rau congratulated the newly elected Council members.

Mrs. Rau thanked Mr. Lunsford for his service on Council.

Mrs. Kenley thanked Mr. Lunsford for his service on Council.

Mr. Engert reminded that the Centerville-Washington History museums will be on holiday closures December 20 through January 2.

Mr. Engert announced Centerville-Washington History's next Speakers Series is scheduled for January 16, featuring Paul Cooper speaking about *Frontier Between the Miamis: Pioneers in Ohio 1783-1800*.

Mr. Engert spoke about the newest episode of Centerville-Washington History's podcast series hosted by Susan Melville, interviewing Mark Metzger.

Mr. Engert thanked Mr. Lunsford for his service on City Council.

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

- The year-end close-out of the City's financial statements.
- Congratulated the newly elected officials.
- Thanked Mr. Lunsford for his service.
- Recognized Washington Township Fire Chief Scott Kujawa upon the occasion of his retirement.
- Congratulated Mrs. Kenley on her appointment as President of the Ohio Municipal League.
- Wished everyone a Merry Christmas and happy holidays.

Mayor Compton mentioned the retirement of Washington Township Trustee Dale Berry.

### **New Business**

A. PUBLIC HEARING: Application P-2023-0032: Conditional Use.

Applicant: Naimish Patel and Maulik Patel, Alphabet of Centerville LLC.

Location: 1180 E. Alex Bell Road.

Mr. Vanness presented the application summary, the site plan, the standards of approval, staff analysis, and next steps. He noted that Planning Commission recommended approval with six conditions in a 5-0 vote. Mr. Vanness advised he is recommending a modification to Condition #3 to read, "A landscaping plan shall be included in the final Minor Site Plan application that includes at least fifteen (15) evergreen trees for every 100' in the side (east) and rear (south) yards to the satisfaction of the City Planner."

Mayor Compton opened the Public Hearing.

Applicant Naimish Patel explained the company's decision to locate in Centerville. He invited Mr. Bada Hong, Lightbridge Academy representative, to speak about the company. Mr. Hong provided a company overview.

Council members discussed the number of facilities which are located near residential areas, infant to older student ratios, the total number of classrooms, quiet times, capacities and normal occupancy, urban to suburban ratios, and the frequency of facility failures/closures.

The following individuals spoke with objections to or concerns with the Conditional Use:

1. Jason Bunger of 7925 Brainard Woods
2. Karl Biermann of 1175 Ambridge Road
3. Winston Lowry of 1330 E. Alex Bell Road
4. Wayne Hurtle of 1126 Ambridge Road
5. Neal Holtvogt of Young Learners World
6. Wendell Jones of 1075 Ambridge Road
7. Eliezer Kotopuri of 7000 Clys Road

Council members discussed the minor site plan process, the location of buffering trees, noise level limitations and compliance monitoring, lighting requirements and current compliance, and drainage concerns.

Mr. Patel and Mr. Hong provided rebuttal and additional information in response to the opposition comments.

Council members discussed sibling quantities, drop off/pick up timing, and occupancy limitations.

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

Council members discussed the efficacy of the proposed noise mitigation efforts and light trespassing mitigation.

Mr. Vanness suggested a modification to Condition #2 to include a line-of-sight diagram from Ambridge Road.

Mr. Lunsford made a motion to approve Application P-2023-0032 with Conditions #1, 4, 5 and 6 as recommended by Planning Commission, with Condition #2 modified to read "A full photometric lighting plan and a line-of-sight diagram from Ambridge Road shall be included in the final Minor Site Plan application. The applicant will then work with staff to lower the photometric aspects of the lighting, which may include lowering the height of the light poles, and/or shielding, and/or reducing the number of light poles to the minimum allowed to the satisfaction of the City Planner and City Engineer," and with Condition #3 modified to read "A landscaping plan shall be included in the final Minor Site Plan application that includes at least fifteen (15) evergreen trees for every 100' in the side (east) and rear (south) yards to the satisfaction of the City Planner." Mrs. Rau seconded the motion, and it passed 3-2 in a roll call vote with Mr. Lunsford and Mr. Engert voting no.

B. Resolution 106-23, A Resolution Adopting The 2024-2028 Capital Improvement Program For The City Of Centerville, Ohio.

Mr. Roark explained that the Capital Improvement Program includes \$17.5 million in total capital projects.

Mrs. Kenley made a motion to approve the Capital Improvement Program Resolution. Mrs. Rau seconded the motion, and it passed with 5 ayes.

C. Ordinance 22-23, An Emergency Ordinance To Amend Ordinance Number 13-23 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.

Mr. Roark explained that this Ordinance is the final clean-up of the current year budget. He provided explanations for fund increases and decreases.

Mr. Engert sponsored the Ordinance 22-23 and moved for its approval. Mr. Lunsford seconded the motion, and it passed with 5 ayes.

**Old Business****A. PUBLIC HEARING: 2024 Operating Budget.**

Mr. Roark provided the budget presentation, covering the budget process, 2023 and 2024 budget summaries, revenue and expense projections, the capital improvement program, State legislation impacts, and 2024 goals.

Mayor Compton opened the Public Hearing.

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

Mrs. Rau moved to adopt the 2024 Operating Budget. Mr. Engert seconded the motion, and it passed with 5 ayes.

**B. PUBLIC HEARING: Ordinance 20-23, 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, 2024.**

Mr. Roark explained this Ordinance gives staff the authority to spend the funds approved in the 2024 Operating Budget.

Mayor Compton opened the Public Hearing.

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

Mrs. Kenley sponsored the Ordinance 20-23 and moved for its approval. Mr. Lunsford seconded the motion, and it passed with 5 ayes.

**C. PUBLIC HEARING: Ordinance 21-23, An Ordinance To Repeal Ordinance Number 24-22 In Its Entirety And Adopt All Fees, Rules And Regulations Associated With The Golf Club At Yankee Trace.**

Mrs. Vogelgesang noted that all fee increases were less than 10 percent. The Ordinance focuses on policy language changes.

Mayor Compton opened the Public Hearing.

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

Mrs. Kenley sponsored the Ordinance 21-23 and moved for its approval. Mrs. Rau seconded the motion, and it passed with 5 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 107-23, A Resolution Ratifying The Actions Of The City Manager In Executing Contracts Duly Budgeted And Appropriated Through December 2023.
- B. Resolution 108-23, A Resolution Authorizing The Execution Of The City Manager Agreement Specifying The Conditions Of The City Manager's Employment.

- C. Resolution 109-23, 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.
- D. Resolution 110-23, A Resolution Authorizing And Directing The City Manager To Enter Into An Agreement With ACP Greene & Associates, LLC, For Professional Services Associated With The Creation Of A New City Of Centerville Comprehensive Plan.
- E. Resolution 111-23, A Resolution Accepting The Bid Submitted By Precision Site Development, LLC Of Cincinnati, Ohio For The Yankee And Social Development (Project SS-11) And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- F. Resolution 112-23, A Resolution Authorizing And Directing The City Manager To Enter Into A Contract With Public Health – Dayton & Montgomery County (“PHDMC”) For 2024 Plumbing Inspection Services.
- G. Resolution 113-23, A Resolution Authorizing The City Manager To Enter Into A Professional Engineering Services Agreement With CESO Inc., Of Miamisburg, Ohio For The Design Of Cloy/E. Franklin Bike Path Project (SS-5).
- H. Resolution 114-23, A Resolution Accepting The Bid Submitted By Capital Electric Line Builders, LLC Of Dayton, Ohio For The 2024-2025 Annual Street Lighting And Traffic Signal Maintenance Service Contract And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- I. Resolution 115-23, A Resolution Accepting The Bid Submitted By Brumbaugh Construction, Inc. Of Arcanum, Ohio For The Benham’s Grove Improvements Project And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.

Mr. Lunsford sponsored the Consent Agenda and moved for its approval. Mr. Engert seconded the motion, and it passed with 5 ayes.

#### **Adjournment**

With no further business before the Council, Mayor Compton adjourned the regular meeting at 11:37 p.m. The next regular meeting of City Council is scheduled to take place on Monday, January 8, 2024, at 7:30 P.M.

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

Mayor

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

*Donna Fiori*  
Clerk of Council (Acting)