

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, February 19, 2024, at 7:36 p.m. in the J.V. Stone Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation by Councilmember Bill Serr, followed by The Pledge of Allegiance to the flag with Deputy Mayor Kenley presiding. Councilmembers and City Staff were present as follows:

Councilmembers Mark Engert
 Jennifer McLaughlin
 John Palcher
 JoAnne Rau
 Bill Serr

Acting Clerk of Council Donna Fiori
 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
 Economic Development Administrator Joey O'Brien
 City Planner Ian Vanness
 Public Works Director Pat Turnbull
 City Engineer Jim Brinegar
 Communications Director Kate Bostdorff
 IT Director Ryan Collins
 Benham's Grove Administrator Randy Bishop
 Municipal Attorney Scott Liberman

Excuse Absent Members

Mr. Engert made a motion to excuse Mayor Compton from the meeting, Mr. Serr 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: February 5, 2024.

Work Session Meeting: February 5, 2024.

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

Communications

Mrs. Fiori reported no communications.

Citizen Comments and Petitions – none.

Presentations

- A. Eagle Scout, Owen Russell – Deputy Mayor Kenley presented a Certificate of Congratulations to Eagle Scout Owen Russell. Mr. Russell introduced himself and spoke about his background in Scouting, his future plans, and his Eagle Scout project.

- B. Centerville-Washington History, Cheryl Meyer – Deputy Mayor Kenley presented a Certificate of Appreciation to Cheryl Meyer recognizing her on her retirement and for her years of service as Director of the Centerville-Washington History. Mrs. Meyer introduced her family and friends and then spoke about her appreciation of the relationships built over the years.

Officials' Reports

Mr. Engert praised the Invocation led by Mr. Serr.

Mr. Engert thanked and acknowledged Cheryl Meyer.

Mr. Engert advised about the next Centerville-Washington Speaker Series session, featuring Ed Ross presenting Ida Weller - A Woman Ahead of Her Time reception at 6:30 p.m. presentation at 7:00 p.m. on February 20 at RecPlex West.

Mr. Palcher announced the Finance Committee will meet tomorrow Wednesday, February 20, 2024 at 3:30 p.m.

Mrs. Kenley spoke about her participation in the PUCO Nominating Committee interviews for the position of PUCO commissioner. Four candidates were recommended to the Governor and Jennifer French was selected to fill the seat again.

Mrs. Kenley stated positions with the PUCO are well paid with broad qualifications and encouraged the public to apply when opportunities arise.

Mrs. Kenley provided opponent testimony before the Pensions Committee in the Ohio House of Representatives regarding HB 296, which proposes to increase contribution amounts that employers of full-time municipal police officers must make to the Ohio Police and Fire Pension Fund. Her recommendation was for a committee to be appointed to conduct an audit of the pension plan to see if there is truly a need for the increased contributions.

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

- Staff job shadow in McKinney, Texas last week.
- Charter Review Commission meeting held on February 8. Future meetings are scheduled for February 29 and March 13.
- Centerville Advocacy Day at the Statehouse on February 28 draft agenda.
- Lean process improvement project including payroll, IT on/off-boarding, contracts and CCIC process.

Old Business

- A. PUBLIC HEARING: Ordinance 01-24, An Ordinance Providing For The Issuance Of Not To Exceed \$7,600,000 Park Improvement Bond Anticipation Notes (Benham Grove Project), By The City Of Centerville, Ohio, In Anticipation Of The Issuance Of Bonds Of The City.

Mr. Roark explained the Benham's Grove improvement project was one of the capital projects identified for debt financing. Mr. Roark discussed the specifics of the note, which is a limited tax general obligation bond anticipation note with a 12-month term. He discussed interest rates and options available at the maturity of the note. The financing team consists of Bradley Payne Advisors, Dinsmore and Shohl, and Fifth Third Securities.

Deputy Mayor Kenley opened the Public Hearing.

Seeing no one come forward, Deputy Mayor Kenley closed the Public Hearing.

Mr. Serr sponsored Ordinance 01-24 and moved for its adoption. Mr. Engert seconded the motion, and it passed with 6 ayes.

- B. PUBLIC HEARING: Ordinance 02-24, An Ordinance To Repeal Ordinance Numbers 23-93, 7-03, 24-11, 31-14, And 05-19 In Their Entirety And Establishing Fees And Charges For The Rental Of Facilities At Benham's Grove.

Mr. Bishop shared rates are being set for the new Event Center at Benham's Grove based on competitor pricing and rates for the historic campus will remain the same for 2025. He reviewed the proposed rates. Rates will be re-evaluated for 2026.

Mr. Engert inquired where the City's rates fall in comparison to other facilities in this area.

Mr. Bishop answered that these rates fall in the middle of comparable venues.

Deputy Mayor Kenley opened the Public Hearing.

Seeing no one come forward, Deputy Mayor Kenley closed the Public Hearing.

Mr. Serr sponsored Ordinance 02-24 and moved for its adoption. Mr. Palcher seconded the motion, and it passed with 6 ayes.

New Business

Mr. Erik Collins explained the following three items adopt the Ohio Building Code and amends the Centerville Municipal Code to reflect those changes.

- A. Ordinance 04-24, An Emergency Ordinance Amending Section 1420.01, To Adopt The Standardized Building And Housing Codes.

Mrs. Rau sponsored Ordinance 04-24 and moved for its adoption. Mr. Engert seconded the motion and it passed with 6 ayes.

- B. Ordinance 05-24, An Emergency Ordinance Amending The Centerville Municipal Code, Section 1422.01 To Adopt The Residential Code Of Ohio For One, Two And Three Family Dwellings 2024 Edition.

Mr. Serr sponsored Ordinance 05-24 and moved for its adoption. Mrs. Rau seconded the motion and it passed with 6 ayes.

- C. Ordinance 06-24, An Emergency Ordinance Amending Section 1424.01, To Adopt The National Electric Code.

Mr. Palcher sponsored Ordinance 06-24 and moved for its adoption. Mr. Serr seconded the motion and it passed with 6 ayes.

Consent Agenda

Deputy Mayor Kenley 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 11-24, A Resolution Waiving A Conflict Of Interest Of City's Bond Counsel And Authorizing And Directing The City Manager To Enter Into A Conflict Waiver Consent Form With Dinsmore & Shohl LLP.
- B. Resolution 12-24, A Resolution Authorizing The City's Membership In OMNIA Partners To Allow The City Of Centerville To Utilize The OMNIA Partners' Procurement And Contracting Processes And Authorizing The City Manager To Enter Into A Master Intergovernmental Cooperative Purchase Agreement With Omnia Partners In Order To Participate In Cooperative Purchasing Of Products And Services.
- C. Resolution 13-24, A Resolution Ratifying The Actions Of The City Manager In Entering Into An Amendment To Mitigation Credit Reservation And Purchase Agreement For The Purchase And Transfer Of Stream Mitigation Bank Credits With Water And Land Solutions, LLC.
- D. Resolution 14-24, A Resolution Approving And Accepting A Temporary Construction Easement For Public Purposes On The Property Owned By Herman J. Gaines And Son, Inc. For The Dimco Way Road Project.
- E. Resolution 15-24, A Resolution Accepting The Bid Submitted By A & B Asphalt Corporation Of Springfield, Ohio For The 2024 Residential Concrete Program (Project SS-1) For Concrete Repair On Streets And Sidewalks And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- F. Resolution 16-24, A Resolution Accepting The Proposals Submitted By The Siebenthaler Company Of Dayton, Ohio For The 2024 Flowerscapes Four Corners Beds Project And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.

- G. Resolution 17-24, A Resolution Authorizing And Directing The City Manager To Enter Into A Fee Engagement Agreement With Subashi, Wildermuth & Justice For Legal Counsel Services.
- H. Resolution 18-24, A Resolution Authorizing Declarations Of Official Intent Under U.S. Treasury Regulations With Respect To Reimbursements From Note And Bond Proceeds Of Temporary Advances Made For Payments Prior To Issuance, And Related Matters.
- I. Resolution 19-24, A Resolution Authorizing The City Manager To Enter Into Sub-Divider's Contract For Installation Of A Sanitary Sewer, On Behalf Of The City Of Centerville With The Board Of County Commissioners Of Montgomery County, Ohio For The Installation Of A Sanitary Sewer To Serve The Yankee And Social Row Development.
- J. Motion - Performance Bond Release for Cornerstone Phase IV -JA Murphy Cornerstone Apartments.
- K. Motion to appoint the following Boards and Commissions members:
 - 1. Jill Alexander to the Arts Commission (3 year term)
 - 2. Janice Kledzik to the Arts Commission (3 year term)
 - 3. Emily von Stuckrad-Smolinski to the Arts Commission (3 year term)

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

Adjournment

With no further business before the Council, Deputy Mayor Kenley adjourned the regular meeting at 8:18 p.m. to reconvene in Work Session. The next regular meeting of City Council is scheduled to take place on Monday, March 4, 2024 at 7:30 p.m.

Approved: 
Mayor

ATTEST: 
Clerk of Council