

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, March 4, 2024, at 7:42 p.m. in the J.V. Stone Council Chambers of the Centerville Municipal Building. 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	Belinda Kenley
	Mark Engert
	Jennifer McLaughlin
	John Palcher
	JoAnne Rau
	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
 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
 Human Resource Director Jen McCormick
 Municipal Attorney Scott Liberman

Minutes

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

Council Meeting:	February 19, 2024.
Work Session Meeting:	February 19, 2024.
Council Retreat:	February 23, 2024.

Mrs. Kenley made a motion for approval of the minutes, Mr. Palcher seconded the motion, and it passed with 7 ayes and with Mrs. Rau noting her absence from the Council Retreat and Mayor Compton noting his absence from the February 19 meetings.

Communications

Mrs. Davis reported no communications.

Oaths of Office

A. Mayor Compton administered the Oath of Office to new Arts Commission member Janice Kledzik. Ms. Kledzik spoke about her background and interest in the performing arts.

- B. Mayor Compton administered the Oath of Office to new Arts Commission member Emily von Stuckrad-Smolinski. Ms. Stuckrad-Smolinski spoke about her background and interest in the performing arts.

Citizen Comments and Petitions – none.

Officials' Reports

Mayor Compton spoke about the groundbreaking to kick off the Stubbs Park project earlier today.

Mayor Compton spoke about the Council Retreat on February 23.

Mayor Compton and other Council members and staff spoke about the Centerville Advocacy Day at the Ohio Statehouse on February 28. All agreed it was informative, provided great partnership opportunities, and will provide continuing dividends.

Mrs. Kenley announced the Centerville-Washington Diversity Women Empowerment event to be held on March 21 at the Centerville Police Department. Mayor Compton added that Mrs. Kenley will be honored at the Women of Influence event on March 14.

Mrs. Rau spoke about her presentation at Stingley Elementary last week.

Mr. Engert discussed the introduction of the new Centerville-Washington History Director Cynthia Burns at the Work Session earlier this evening.

Mr. Palcher announced the Arts Commission will meet on Wednesday; he welcomed the new members.

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

- Eclipse glasses distribution event on March 15 from 4:00-5:00 p.m. at both Yankee Trace and Cornerstone Park.

Old Business – none.

New Business

- A. Application: P-2023-0024 – Record Plat
 Applicant: Brent Myers, Casto on behalf of Valvoline
 Location: 6238 and 6240 Far Hills Avenue

Mr. Vanness provided the staff report, covering the case background, application summary, and standards of approval. He noted Planning Commission voted to recommend approval with the following three conditions:

1. Prior to the release and recording of the Record Plat, all review comments from public and utility review agencies shall be addressed to the satisfaction of the City Planner and City Engineer.
2. Prior to the release and recording of the Record Plat, the final zoning permit shall be approved and issued.
3. Prior to the release and recording of the Record Plat, all improvements in the public right-of-way shall be financially secured by a performance bond for 110% of all

improvements to the satisfaction of the City Engineer.

Mr. Brent Myers, representing Casto, addressed City Council expressing their desire to combine the two parcels and noting they take no issue with the conditions.

Mrs. Rau moved to approve the record plat. Mr. Palcher seconded the motion and it passed with 7 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. Ordinance 07-24, 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 (Set for Public Hearing on March 18, 2024)
- B. Ordinance 08-24, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, Sections 3.13, 9.05, And 11.02 Of The Unified Development Ordinance For The City Of Centerville, Ohio, To Add Short-Term Rentals As A Permitted Use In The APD Zoning District, Establish A Sunset Provision For Nonconforming Short-Term Rental Uses, And Amend Related Definitions (Set for Public Hearing on April 15, 2024)
- C. Resolution 20-24, A Resolution Approving And Accepting A Temporary Construction Easement For Public Purposes On The Property Owned By Ashford Estate Homes, Inc. For The Dimco Way Road Project.
- D. Resolution 21-24, A Resolution Approving And Accepting A Temporary Construction Easement And A Temporary Easement For Access And Construction Purposes For Public Purposes On The Property Owned By Centerville City Schools For The Dimco Way Road Project.
- E. Resolution 22-24, A Resolution Authorizing The City Manager To Enter Into A Third Amended Service Agreement With TEC Engineering, Inc. For Phase 2 Of The Dimco Way Project.
- F. Resolution 23-24, A Resolution Accepting The Bid Submitted By Graybar Electric Company, Inc. For The 20 KW 3 Phase UPS At The Centerville Police Department Building And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- G. Resolution 24-24, A Resolution Authorizing The City Manager On Behalf Of The City Of Centerville To Apply For An Ohio Department Of Natural Resources (ODNR) Grant For Public Recreation Purposes For Stubbs Park And Authorizing The City Manager To Take All Steps Necessary To Enter Into An Agreement Therewith.
- H. Resolution 25-24, A Resolution Accepting The Bids Submitted By Step CG, LLC Of Covington, Kentucky And Brinkman Electric, Inc. For The Police Department Security Camera Upgrade Project And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.

- I. Resolution 26-24, A Resolution Authorizing The City Manager On Behalf Of The City Of Centerville To Enter Into A Grant Acceptance Agreement With The Dayton Foundation For A Special Project Grant Poised To Advance Age-Friendly Initiatives.
- J. Resolution 27-24, A Resolution Authorizing And Directing The City Manager To Enter Into A Five-Year Master Services Agreement With Flock Group, Inc. For The Centerville Police Department.
- K. Resolution 28-24, A Resolution Accepting The Bid Submitted By Ace Construction Enterprises, LLC Of Springboro, Ohio For The Benham's Grove Cottage Improvements Project And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- L. Motion To Set A Public Hearing On The Uptown Centerville Designated Outdoor Refreshment Area (DORA) Application For April 15, 2024; And Directing The Clerk Of Council To Publish Public Notice Of The Application In One Newspaper Of General Circulation In The City Of Centerville Or As Provided In Section 7.16 Of The Revised Code.
- M. Motion to Release the Performance Bond for Gateway Lofts Apartments.
- N. Motion to Appoint Amy Galloway-Roma to the Planning Commission (4-year term).

Mayor Compton requested clarification on Item B. Mr. Liberman explained that the UDO Text Amendment Ordinance 08-24 replaces the UDO Text Amendment Ordinance 03-24, which has been withdrawn due to a textual error. Ordinance 03-24 had been set for public hearing on March 18, 2024. That hearing will now be cancelled. The UDO Text Amendment will now be heard on April 15, 2024.

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

Boy Scout Introduction

Audience member Boy Scout Clark Reinig was invited to introduce himself. He informed that he is a member of Boy Scout Troop 530 and was in attendance at the meeting to satisfy part of his Communications Merit Badge.

Adjournment

With no further business before the Council, Mayor Compton adjourned the regular meeting at 8:26 p.m. to reconvene in Work Session. The next regular meeting of City Council is scheduled to take place on Monday, March 18, 2024 at 7:30 p.m.

Approved: _____

Mayor

ATTEST: _____

Clerk of Council