

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, May 6, 2024, at 7:37 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
 Human Resource Director Jen McCormick
 IT Director Ryan Collins
 Municipal Attorney Scott Liberman

Minutes

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

Council Meeting: April 15, 2024.

Work Session Meeting: April 15, 2024.

Mrs. Kenley made a motion for approval of the minutes, Mr. Palcher seconded the motion, and it passed with 7 ayes.

Communications

Mrs. Davis reminded Council members of the May 15 deadline to submit Financial Disclosure statements

Mrs. Davis advised the Svitlana Gurieva has resigned from the Arts Commission.

Proclamations

Mayor Compton provided a summary of the following proclamations:

- A. Kids to Parks Day.
- B. Professional Municipal Clerks Week.
- C. National Police Week.

Citizen Comments and Petitions

1. Julianna Thompson of 5019 Lausanne Drive addressed City Council regarding recycling program issues; Mr. Turnbull addressed her concerns and advised her of a new Orange Bag program being piloted in Montgomery County.
2. Jonathan Beitel of 300 Glen Vista addressed City Council regarding concerns over his neighborhood being blocked during the Americana parade and about noise during high school events.

Officials' Reports

Mayor Compton spoke about the groundbreaking at Shoppes at Cornerstone 4 earlier today.

Mayor Compton discussed the Arbor Day event last week.

Mayor Compton spoke about the groundbreaking at Benham's Grove two weeks ago.

Mayor Compton touted the progress being made at Stubbs Park and announced that the annual Memorial Day Ceremony will be held at Cornerstone Park this year.

Mayor Compton advised that there are many fun summer events scheduled again this year.

Mrs. Kenley talked about the ribbon cutting at Luxe Omni last week.

Mrs. Kenley spoke about her attendance at the Joint Entities meeting last week.

Mrs. Rau praised Jan Prettyman, who passed away last week, for her service and devotion to the City. She extended condolences to her family.

Mr. Engert advised the next installment of the Centerville-Washington History Speaker Series, scheduled for May 21, 2024 at RecWest, features Billy Ring, Miamisburg Fire Captain, speaking about *July 1986 – Miamisburg Railroad Chemical Tank Car Fire*.

Mr. Engert spoke about his participation at the First Tier Suburbs meeting two weeks ago where Mr. Erik Collins and Ms. McCormick provided a presentation about work force trends.

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

- The Veterans Memorial upgrades, including a monument addition, walkway enhancements, and an information lectern. He also noted the City received a \$1,500 grant for the project from the Centerville Washington Foundation.
- The Greater Dayton Mayors and Managers meeting will be hosted by the City at Yankee Trace on Wednesday.
- The DDC Fly-in next week.

Old Business

- A. PUBLIC HEARING: Ordinance 09-24, An Ordinance Amending Ordinance Number 14-08, Chapter 1216, The Unified Development Ordinance, As Amended, To Rezone 30.867 Acres Of Land, More Or Less, Located At Wilmington Pike And I-675 At Cornerstone Of Centerville South (Partial Lot #1), From O-PD, Office Planned Development With CB, Corporate Business Overlay Zone Classification, To B-PD Business Planned Development District Classification.

Mr. Vanness presented the application process, property description, background, and application summary. He advised that the Planning Commission had recommended approval 7-0 with the following four conditions:

1. An Amendment to the Cornerstone Development Agreement, allowing a change to both the property's zoning classification and conceptual development plan, shall be executed between the property owner and the City of Centerville prior to the zoning map amendment being considered by Centerville's City Council. The form of the Amendment to the Development Agreement shall be to the satisfaction of the Municipal Attorney.
2. The amendment to the zoning map shall be exclusive to this Applicant and its end users associated with Lot 1 of Cornerstone of Centerville-South Section One.
3. The property owner shall obtain an approved Preliminary Development Plan within twelve (12) months from the date that the zoning map amendment goes into effect, or the approval shall be withdrawn, and the zoning shall revert back to the original zoning of Office Planned Development (O-PD) with a Corporate Business (CB) overlay.
4. If an approved Preliminary Development Plan expires under the provisions set forth in the UDO 5.09 (G)(4) and UDO 5.09 (G)(5), then the zoning shall revert to the original zoning of Office Planned Development (O-PD) with a Corporate Business (CB) overlay.

Mayor Compton opened the Public Hearing.

1. Chris Conley of Oberer Developers addressed City Council, expressing appreciation for the opportunity to move forward on the rezoning.
2. Jonathan Beitel of 300 Glen Vista addressed City Council, citing concerns about the traffic impacts. Mr. Vanness advised a Traffic Impact Study will be required at the Preliminary Development Plan step of the process.
3. Mary Jane Matthews of 1422 Possum Run Court, Bellbrook, addressed City Council with concerns about traffic and noise.
4. Laurie DeArmond of 4286 Fowler Drive, Bellbrook, addressed City Council with concerns about traffic, noise and light pollution.

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

Council members discussed the timing of the next steps in the process and mitigation of negative impacts to neighbors.

Mr. Serr sponsored Ordinance 09-24 and moved for its adoption with the four conditions. Mr. Palcher seconded the motion, and it passed with 7 ayes.

- B. PUBLIC HEARING:** Ordinance 11-24, An Ordinance To Amend Section 660.07, Deposit And Storage Of Junk, Junk Cars And Rubbish Of The Centerville Municipal Code To Update The Definitions And Notice Requirements.

Mr. Erik Collins explained that this ordinance brings the City's code into alignment with state code and provides for administrative clean-up of the code.

Mayor Compton opened the Public Hearing.

1. Jonathan Beitel of 300 Glen Vista addressed City Council, citing concerns about regular mail notifications versus certified mail notifications. Mr. Liberman noted there are several other posting options available including in-person notification.

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

Mr. Engert sponsored Ordinance 11-24 and moved for its adoption. Mrs. Rau seconded the motion, and it passed with 7 ayes.

New Business

- A. Application: P-2024-0008 – Record Plat
Applicant: Pat Turnbull, City of Centerville
Location: 716 East Franklin Street

Mr. Vanness presented the application process and application summary. He advised that Planning Commission had recommended approval 7-0 with the following condition:

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.

Mrs. Kenley made a motion for the approval of Case P-2024-0008, Mr. Serr seconded the motion, and it passed with 7 ayes.

- B. Application: P-2024-0009 – Record Plat
Applicant: Pat Turnbull, City of Centerville
Location: 8200 South Suburban Road

Mr. Vanness presented the application process and application summary. He advised that Planning Commission had recommended approval 7-0 with the following condition:

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.

Mrs. Rau made a motion for the approval of Case P-2024-0009, Mr. Engert seconded the motion, and it passed with 7 ayes.

- C. Application: P-2024-0010 – Record Plat
 Applicant: Jim Brinegar, City of Centerville
 Location: 1480 West Social Row

Mr. Vanness presented the application process and application summary. He advised that Planning Commission had recommended approval 7-0 with the following condition:

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.

Mrs. Rau made a motion for the approval of Case P-2024-0010, Mr. Serr seconded the motion, and it passed with 7 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. Ordinance 12-24, An Ordinance Approving The Editing And Inclusion Of Certain Ordinances And Resolutions As Parts Of The Various Component Codes Of The Codified Ordinances; Providing For The Adoption And Publication Of New Matter In The Updated And Revised Codified Ordinances; And Repealing Ordinances And Resolutions In Conflict Therewith (Set for Public Hearing on May 20, 2024).
- B. Resolution 50-24, A Resolution Authorizing And Directing The City Manager To Enter Into The Eighth Amendment To The Development Agreement With Cornerstone Developers, LTD. For Property Located In The City Of Centerville Consisting Of Approximately 228.5 Acres Located North And South Of I-675.
- C. Resolution 51-24, Resolution Authorizing The City Manager To Execute An Agreement For Purchase Of Real Estate With Dimco-Gray Company For The Purchase Of Approximately 0.4 Acres Of Vacant Land Plus Or Minus Located In The City Of Centerville And Authorizing The City Manager To Take All Steps Necessary To Execute Documents To Affect The Purchase Of Said Real Property.
- D. Resolution 52-24, A Resolution Approving And Accepting A Temporary Construction Easement And A Permanent Stormwater Drainage Easement For Public

Purposes On The Property Owned By Dimco Gray Company For The Dimco Way Road Project.

- E. Resolution 53-24, A Resolution Accepting The Bid Submitted By Watson Furniture Group, Inc, Via Their Sales Representative, Thomas Shelby & Company Of St. Marys, Ohio, For The Police Department Communications Center Console Upgrades Project And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- F. Resolution 54-24, A Resolution Authorizing The City Of Centerville Participation In The Ohio Department Of Transportation Annual Road Salt Bid For Road Salt.
- G. Resolution 55-24, A Resolution Authorizing The City Manager To Execute A Change Order To Ace Construction Enterprises, LLC For The Benham's Grove Cottage Improvements And Authorizing The City Manager To Enter Into A Contract Amendment Therewith.
- H. Resolution 56-24, A Resolution Authorizing And Directing The City Manager To Take All Steps And Execute All Documents Necessary In Order To Affect The Donation Of Temporary Easement To The Board Of County Commissioners Of Montgomery County, Ohio For Social Row Road, Phase 1.
- I. A Motion to Approve the April 25, 2024 Charter Review Commission Minutes.
- J. A Motion to Appoint Lian Ge to the Arts Commission (3-year term).
- K. A Motion to Reappoint Ed Ross as Chair of the Board of Architectural Review (1-year term).

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

Adjournment

With no further business before the Council, Mayor Compton adjourned the regular meeting at 8:47 p.m. The next regular meeting of City Council is scheduled to take place on Monday, May 20, 2024 at 7:30 p.m.

Approved: _____

Mayor

ATTEST: _____

Clerk of Council