

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, May 20, 2024, at 7:33 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
 Development Director Erik Collins
 Economic Development Administrator Joey O'Brien
 City Planner Ian Vanness
 Public Works Director Pat Turnbull
 Communications Director Kate Bostdorff
 Human Resource Director Jen McCormick
 IT Director Ryan Collins
 Municipal Attorney Dalma Grandjean

Minutes

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

Council Meeting: May 6, 2024.

Work Session Meeting: May 6, 2024.

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

Communications

Mrs. Davis advised Bob Daley has notified the City informing that he is no longer able to volunteer.

Oath of Office

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

Proclamations

Mayor Compton provided a summary of the following proclamations:

- A. Public Works Week.

Citizen Comments and Petitions

1. Kara Kilian of 192 Laurel Oak Court addressed City Council regarding the City's intended removal of a stone circle planter bed located in the center of her cul de sac. She is seeking a compromise instead of complete removal. Mr. Turnbull discussed the operational impacts the planter bed creates for City vehicles. Mrs. McLaughlin spoke in favor of a compromise.

Officials' Reports

Mayor Compton asked Mrs. Bostdorff to provide a recap of several City events, including the Taco Trail, the Merchant Market, the Uptown and Cornerstone Music Series, and the Uptown DORA opening on June 7.

Mayor Compton spoke about the Memorial Day Ceremony being held on May 27 at 9:00 a.m. at Cornerstone Park.

Mayor Compton mentioned the ground breaking ceremony which was held at Shoppes 4 of Cornerstone on May 6.

Mrs. Kenley talked about the wine luncheon held at Meridien to benefit Artemis Center.

Mrs. Kenley praised the Yankee Trace Mother's Day brunch.

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 expressed praise and appreciation for Bob Daley.

Mr. Engert congratulated the graduates.

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

- The Yankee Trace driving range opens Friday; fantastic work was done by general contractor Oheil Site Solutions.
- Productive meetings with the City's congressional representatives at the DDC fly-in in Washington D.C. last week.

Old Business

- A. PUBLIC HEARING: 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.

Mrs. Davis explained that this is a special, mid-year codification to clean up Municipal Code in preparation for the City's codifier, American Legal, to begin codifying the UDO instead of the current practice of codifying the UDO in-house. Mrs. Davis noted that once the UDO codification is complete, the City will go back to its once-a-year codification bringing ordinances to City Council for both the Municipal Code and the UDO at the end of each year.

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

Mrs. Rau requested an explanation of the term *UDO*. Mrs. Davis explained that it is a subset of the Municipal Code which deals with zoning, planning, and development.

Mr. Serr sponsored Ordinance 12-24 and moved for its adoption. Mrs. Kenly seconded the motion, and it passed with 7 ayes.

New Business

- A. PUBLIC HEARING: Application P-2024-0006 – Final Development Plan Amendment
Applicant: Jayson Morris, Centerstone Homes
Location: Woodland Greens at Yankee Trace

Mr. Vanness presented the case background and the amendment requests. Mr. Vanness noted the Planning Commission recommended approval with the following five conditions:

1. Review comments.
2. Original FDP conditions.
3. Amend affected original FDP conditions.
4. Yankee Trace Name and Logo Use Agreement.
5. Central and accessible pickleball court location.

Mayor Compton opened the Public Hearing.

Jayson Morris, the developer, addressed City Council advising that he is aware of neighbors of the development's opposition to the pickleball court. He noted he is flexible on how the green space is utilized.

Council members discussed drainage issues near the site, the pickleball court, specifics of the amendment requests, the scale of the proposed new lots, and the Yankee Trace logo issue.

The following individuals spoke in opposition to the pickleball court:

1. Martha Gardner of 10000 Sand Wedge Court.
2. Thomas Van Hecke of 10012 Sand Wedge Court.
3. Jean Sims of 10024 Sand Wedge Court.
4. Mike Stull of 10006 Sand Wedge Court.

The following individuals spoke in favor of the pickleball court:

1. Daniel France of 703 Doral Court.
2. Julie Horner of 10217 Stetson.

Mr. Morris advised that the pickleball court does include lighting and is intended for daytime use only. He reiterated he is flexible about how the green space is used.

Council members discussed tabling the item versus taking action tonight, the fuller impacts of the drainage issue, the developer's plan for the vacant land adjacent to and east of the subdivision, a clarification of the zoning overlay's requirements, and the actions by Council necessary to qualify the development for the *Resort Community* designation.

Mrs. Kenley made a motion for the approval of Case P-2024-0006, including Planning Commission's Conditions 1-3 and adding a condition that "The new open space shall be a natural area of woods and streams or ponds to satisfy the Lifestyle Community Overlay district requirement for a Resort Community as outlined in UDO 9.07 (D)(3)(d)(ii)(1)", Mr. Engert 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 13-24, An Ordinance Authorizing The Submission To A Vote Of The Qualified Electors Of The City Of Centerville Amendments To The Charter Of The City Of Centerville, Ohio, And To Place The Same On The Ballot At The General Election For November 5, 2024 (Set for Public Hearing on June 17, 2024).
- B. Ordinance 14-24, An Ordinance To Repeal Ordinance Number 02-24 In Its Entirety And Establishing Fees And Charges For The Rental Of Facilities At Benham's Grove (Set for Public Hearing on June 17, 2024).
- C. Resolution 57-24, A Resolution Authorizing Payment Of Invoices With Then And Now Certificates For The First Quarter Of Calendar Year 2024.
- D. Resolution 58-24, A Resolution Authorizing The City Manager To Enter Into An Agreement For Services For The Home Repair Pilot Program With Rebuilding Together Dayton, Inc,
- E. Resolution 59-24, A Resolution Authorizing The City Manager On Behalf Of The City Of Centerville To Apply For The Recreational Trails Program Grant Through The Ohio Department Of Natural Resources For The Storybook Trail Project To Occur At Stubbs Park And Authorizing The City Manager To Take All Steps Necessary To Enter Into An Agreement Therewith.
- F. A Motion to Appoint Pam Brown to the Arts Commission (3-year term).


- G. A Motion to Appoint Reza Masoudi to the City Beautiful Commission (3-year term).
- H. A Motion to Reappoint Frank Holloway to the Board of Architectural Review (4-year term).

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

Adjournment

With no further business before the Council, Mayor Compton adjourned the regular meeting at 9:29 p.m. The next regular meeting of City Council is scheduled to take place on Monday, June 17, 2024 at 7:30 p.m.

Approved: 
Mayor

ATTEST: 
Clerk of Council