

Centerville City Council
Work Session Meeting
Monday, January 6, 2020

TIME: 5:30 P.M.

PLACE: Kingseed Law Library

ATTENDANCE:

Mayor Brooks Compton
Councilmembers Belinda Kenley
Mark Engert
Duke Lunsford
John Palcher
JoAnne Rau
Bill Serr

Clerk of Council Teri Davis
City Manager Wayne Davis
Finance Director Tyler Roark
Assistant Finance Director Chris Hacker
City Engineer Jim Brinegar
Assistant City Manager Mariah Vogelgesang
Development Director Michael Norton-Smith
City Planner Mark Yandrick
Municipal Attorney Scott Liberman
Assistant Clerk of Council Donna Fiori

Also in attendance, Lyle Swan of 9290 Amchar Court, Mike Voegele of 9256 Amchar Court, and Jim and Mardena Pollack.

Mayor Compton called the meeting to order at 5:34 P.M

Executive Session

Municipal Attorney Scott Liberman provided an overview of Executive Sessions and the purposes for which they may be called. He noted it is necessary to state specific reasons for moving into an Executive Session.

At 5:40 p.m., Mr. Engert made a motion to move into Executive Session for Personnel to consider the appointment and compensation of a public official and for Economic Development. Mr. Palcher seconded the motion, and it passed 7-0 in a roll call vote.

At 6:00 p.m. after no official business was conducted, Mrs. Kenley made a motion to move out of Executive Session. Mrs. Rau seconded the motion, and it passed 7-0 in a roll call vote.

Centerville Place Update

Mr. Norton-Smith provided two exhibits regarding the phasing and the elevations of the proposed development. He discussed the four cases which were heard by Planning Commission on November 19, 2019 and gave an overview of public comments made during those hearings.

The public concerns included effect on property values, neighborhood safety, impacts on the school district, the pace of the process, and building heights. Mr. Norton-Smith noted Planning Commission added two (2) additional feet to the mounding requirement as a condition to mitigate the building height issue. He further advised other considerations such as installing sidewalks in the neighborhood or designating one of the neighborhood roads as “one-way” have been discussed. Mr. Norton-Smith provided a breakdown of the Planning Commission recommendations and associated conditions.

Mayor Compton requested the Traffic Engineer who conducted the traffic study attend the January 27, 2020 City Council meeting for the Public Hearings.

Mr. Norton-Smith advised minor changes have been made to align the development plans with the Unified Development Plan text amendment. Mr. Swan inquired about a change to increase the dense foliage requirement. Mr. Norton-Smith indicated the change had been made.

Mr. Liberman pointed out a modification to order of business will need to be made for the January 27, 2020 City Council meeting.

Cornerstone Update

Tax Incentive Fund (TIF) Update: Mr. Roark provided exhibits of aerial before and after shots of the Cornerstone property and graphs explaining the TIF-associated debt service and dispersals over a thirty-year period. Mr. Roark noted any leftover funds can be used for public improvements in the associated area. He explained the TIF function and noted it is based on the enhanced value of the property, with full build-out value estimated at \$50 million.

Construction Manager at Risk Agreement: Mr. Norton-Smith explained the Ordinance authorizes a contract with Oberer to complete the public improvements required in Phase IV. Mr. Liberman advised the agreement includes a provision for a third party inspector.

Agenda Review

City Council reviewed the agenda items for the Regular Session meeting.

City Manager’s Report

Mr. Davis reported on the following items:

- First Four sponsorship and tickets purchase
- Public Works Supervisor and Director processes closing. Interviews to begin possibly next week
- Montgomery County Archives \$1,000 Contract – motion to approve needed during New Business portion of the regular meeting
- Mr. Davis out of office on Friday, January 10, 2020

Mayor’s Report

Mayor Compton reminded everyone about the Gold Out at the Centerville High School basketball game Friday night at 7:00 p.m.

Mrs. Rau reminded about the Martin Luther King breakfast on January 20, 2020 at 7:30 a.m. at Yankee Trace. The City will reserve a 10-person table.

Strategic Plan

Mr. Davis introduced the review noting the five-year plan was adopted by City Council in July of 2018 and includes six goal areas. Each goal will be reviewed by the goal owner.

Goal 1: Mr. Norton-Smith reviewed the highlights and progress of the Economic Development Goal. He emphasized there has been much focus on rebuilding partnerships and on community outreach efforts. He discussed strategies moving forward regarding redevelopment.

Goal 2: Mr. Yandrick discussed the internal comprehensive plan review and advised possible supplements may be coming before City Council. He noted other departmental efforts with regard to business retention, software improvements, and the Centerville-Washington Park District GIS implementation program.

Goal 3: Mr. Roark discussed the successes of the ERP implementation. He noted efforts to make documentation available on the City website, to update municipal inventory and valuation, and to conduct regular required meetings of financial committees. Some policy changes and/or updates may be forthcoming.

Following the Regular Meeting, City Council reconvened in Work Session at 8:04 p.m.

Goal 4: Mr. Brinegar provided an overview of accomplishments such as the paving program and the recycling grant. Going forward, efforts will be focused on the transition to ADA compliance, the recycling program, and the online permitting program.

Goal 5: Mrs. Vogelgesang discussed how Communications improvements, with Kate Bostdorff being the key, have impacted the City's successes. Staff is currently finalizing its customer service philosophy and evaluating Key Performance Indicators to provide better measurement opportunities. She expects to make many strides in this goal in 2020.

Goal 6: Mrs. Vogelgesang noted huge technology upgrades in 2019. 2020 will see the installation of WIFI at both the Administration building and the Police Department, the conclusion of operating system upgrades, a new telephone system, and City Council technology.

Adjournment

Mrs. Davis requested Council members provide her with feedback regarding the Council portrait proofs.

Mayor Compton pointed out a provided list of Council committee appointments requesting feedback from Council members about their interest in being assigned or re-assigned to the committees. The appointments will be discussed at the January 27, 2020 meeting.


At 8:31 p.m., the Work Session was adjourned. The next Work Session will be held on Monday, January 27, 2020 at 5:30 P.M. in the Municipal Building, Kingseed Law Library prior

to the regular meeting set for 7:30 P.M.



Teri Davis, Clerk of Council

Approved:



Brooks A. Compton, Mayor