

Centerville City Council
Work Session Meeting
Monday, December 2, 2019

TIME: 5:30 P.M.

PLACE: Kingseed Law Library

ATTENDANCE:

Mayor Brooks Compton
Councilmembers Belinda Kenley
Doug Cline
Mark Engert
John Palcher
JoAnne Rau

Clerk of Council Teri Davis
City Manager Wayne Davis
Finance Director Tyler Roark
Assistant Finance Director Chris Hacker
Public Works Director Doug Spittler
City Engineer Jim Brinegar
Operations Manager Ben Ankeney
Assistant City Manager Mariah Vogelgesang
Development Director Michael Norton-Smith
City Planner Mark Yandrick
Communications Director Kate Bostdorff
Yankee Trace Administrator Steve Marino
Municipal Attorney Scott Liberman

Also in attendance:

Duke Lunsford – Councilmember elect
Ed Ross – Board of Architectural Review
Joe DeMariano – Board of Architectural Review
Chris Papakirk – Board of Architectural Review
Tom Ovington – Board of Architectural Review
Matt Davis – DSD Advisors
Megan Hube – DSD Advisors

Mayor Compton called the meeting to order at 5:35 P.M

Mayor Compton directed the group to make introductions around the room.

BAR Annual Meeting

BAR Chair Ed Ross discussed with City Council the Board's recent projects and cases. He advised BAR participated with staff in the revisions of the Design Review Criteria (DRC). Mr. Ross believes the BAR is adept at utilizing the DRC as a guide but also uses discretion to best assist owners which subsequently enhances the area. The BAR members indicated they are excited for the Uptown Action Plan presentation tomorrow night and hopeful of increased activity in the area as well as an increases in cases coming before the

BAR. Several members of the BAR are planning to attend the upcoming Miami Valley Planning and Zoning Workshop. Mayor Compton and Council members thanked the BAR for its service.

DSD Advisors Update

Mr. Davis explained DSD serves the City of Centerville as an advocate at the state level for legal matters affecting local governments. They have also assisted the City with seeking alternative funding sources for various projects. DSD owner Matt Davis indicated the company's focus is to advance the City's profile at the state level. DSD Director Megan Hube provided a summary of the projects DSD has assisted the City with this year. Council members discussed with the DSD representatives current trends and expectations from the State legislature.

Yankee Trace Update

Director Steve Marino provided an explanation of rate changes, noting the new golf carts had a significant positive impact on revenues in 2019. 2020 proposed rate changes include cart fee increase, simulators hourly fee increase, 9-hole membership increase, and increasing the upper limit of ages designated as "youth." Mrs. Vogelgesang added the cart fee adjustment is included in order to cover the data usage fees. She further advised there will be expenditures for clubhouse renovations and sprinkler head replacement in 2020.

Mrs. Bostdorff spoke about plans for the Yankee Trace 25th Anniversary to be celebrated throughout 2020. Special events, promotions, branded merchandise, and new logos are all in the works.

Mrs. Vogelgesang advised City Council of planned exploration, regarding allowances for cart travel on designated roadways. Staff will provide its analysis at a subsequent meeting.

Allure Update

City Planner Mark Yandrick provided a summary about the Allure Record Plat on tonight's meeting agenda for City Council's action. It was recommended by Planning Commission with one condition. That condition has been satisfied, so the condition is no longer needed. The Record Plat subdivides the existing lot which is necessary to allow the applicant to phase the Community Reinvestment Act (CRA) abatement.

Cornerstone Update

Development Director Michael Norton-Smith informed City Council the closing on the park is anticipated mid-December. Two pieces of legislation are on tonight's agenda which include the sixth amendment to the development agreement and an amendment to the Memorandum of Understanding (MOU). The sixth amendment provides protection for the TIF and includes specifics of the maintenance agreement. The amendment to the MOU authorizes Oberer to complete construction and to shift escrow funds.

The Public Hearing tonight regarding the Tax Incentive Agreement specifies the Treplus property will not count against the multi-family limits. Bellbrook-Sugarcreek School District has agreed to the terms. Municipal Attorney Scott Liberman added the agreement has built-in protections for the TIF should Treplus ever convert to condominiums.

CIP Budget Review

Public Works Supervisor Doug Spitler continued the review of the Public Works Department CIP for 2020. The review was abbreviated to be concluded when Work Session reconvened after the Regular Session.

Agenda Review

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

Executive Session

At 7:25 p.m., Mrs. Rau made a motion to move into Executive Session for Personnel to consider the appointment of a public official. Mrs. Kenley seconded the motion, and it passed 6-0 in a roll call vote.

At 7:28 p.m. after no official business was conducted, Mrs. Rau made a motion to move out of Executive Session. Mr. Cline seconded the motion, and it passed 6-0 in a roll call vote.

At 7:28 p.m., the Work Session was adjourned to move into Regular Session in the JV Stone Council Chambers at the Municipal Building.

At 8:33 p.m., the Work Session reconvened in Executive Session. At 8:34 p.m. after no official business was conducted, Mrs. Kenley made a motion to move out of Executive Session. Mr. Engert seconded the motion, and it passed 6-0 in a roll call vote.

CIP Budget Review

Public Works Supervisor Doug Spitler continued the review of the Public Works Department CIP for 2020.

Executive Session

At 8:57 p.m., Mr. Palcher made a motion to move into Executive Session for Personnel to consider the appointment, employment, dismissal, or discipline of a public official and for Real Estate to consider the purchase of property for public purposes. Mrs. Rau seconded the motion, and it passed 6-0 in a roll call vote.

At 9:24 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 6-0 in a roll call vote.


City Manager's Report

Mr. Davis reported on the following items:

- Kettering City Manager Mark Schwieterman
- New City Council orientation manuals
- Auto Dealer Round Table on December 10.

Mayor Compton adjourned the meeting at 9:35 p.m. The next Work Session will be held on Monday, December 16, 2019 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