

Centerville City Council
Work Session Meeting
Monday, December 16, 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
Bill Serr

Clerk of Council Teri Davis
City Manager Wayne Davis
Finance Director Tyler Roark
Assistant Finance Director Chris Hacker
Finance Intern Samuel Collins
City Engineer Jim Brinegar
Assistant City Manager Mariah Vogelgesang
Development Director Michael Norton-Smith
City Planner Mark Yandrick
Interim Human Resources Manager Kathy Weisgarber
Communications Director Kate Bostdorff
Municipal Attorney Scott Liberman

Also in attendance:
Duke Lunsford – Councilmember elect

Mayor Compton called the meeting to order at 5:38 P.M

Mayor Compton directed Councilmembers to move into the J.V. Stone Council Chambers for Council portrait.

At 6:00 p.m., Council reconvened in the Kingseed Law Library.

Executive Session

At 6:02 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 7-0 in a roll call vote.

At 6:03 p.m. after no official business was conducted, Mr. Serr made a motion to move out of Executive Session. Mrs. Kenley seconded the motion, and it passed 7-0 in a roll call vote.

Cornerstone Update

Mr. Norton-Smith discussed the four pieces of legislation related to the Cornerstone

Development and Cornerstone Park which are on tonight's agenda. The TIF agreement with Dogwood Commons addresses any future change of use on the development, i.e. transition to condominiums. This agreement protects the TIF designation. The Right of Entry Agreement and the Donation Agreement are vehicles for the delivery of the park property.

Mr. Liberman explained the Donation Agreement is similar to a purchase agreement. Mr. Liberman also advised the NCA petition is not yet filed. It is expected to come before City Council in January.

Mr. Norton-Smith advised that the Construction Manager at Risk Agreement being set for Public Hearing on January 6 allows Oberer Developers to act on behalf of the City for the remainder of the required public improvements. The agreement includes a Third Party Inspector requirement.

Mr. Norton-Smith noted an Escrow A Agreement will be forthcoming. The Treplus purchase is expected to close on Thursday, and the Cornerstone Park property is expected to close on Friday.

Payroll Ordinance

Interim Human Resources Manager Kathy Weisgarber explained the two payroll Emergency Ordinances on the agenda for tonight. The Ordinances authorize a 2.5 percent increase for all employees not covered by a Collective Bargaining Agreement. She noted the Ordinance includes several position changes and also addresses annual housekeeping needed to be compliant with State changes.

Mr. Liberman pointed out both are Emergency Ordinances which will become effective the first payroll in 2020.

Mr. Davis added staff will be looking at job classifications in the near future with any recommended changes coming back to City Council for legislative action.

Council Retreat

Council members and staff discussed possible dates for the annual Council Retreat. Saturday, February 29 was chosen for the Retreat to take place in the Academy Lounge at Yankee Trace. There will also be a Council dinner on Friday, February 28, location to be determined.

Savannah Place Bond Reduction

City Engineer Jim Brinegar explained the developer is asking for a \$400,000 bond reduction. He advised the reduction correlates to the amount of construction already completed, and staff recommends the reduction.

Agenda Review

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

City Manager's Report

Mr. Davis reported on the following items:

- Council Retreat
- Strategic Plan Update on January 6
- Centerville Place

- First Four sponsorship
- Budget
- Attendance at annual MVRMA Holiday Luncheon

Mayor's Report

Mayor Compton thanked Doug Cline for filling in on City Council over the past two months. He thanked everyone for a very good year.

At 7:20 p.m., the Work Session was adjourned to move into Regular Session in the JV Stone Council Chambers at the Municipal Building. The next Work Session will be held on Monday, January 6, 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