

Centerville City Council  
Work Session Meeting  
Monday, March 2, 2020

TIME: 6:30 P.M.

PLACE: Kingseed Law Library

ATTENDANCE:

Mayor Brooks Compton  
Councilmembers JoAnne Rau  
Mark Engert  
Belinda Kenley  
Duke Lunsford  
John Palcher  
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  
Assistant City Planner Joey O'Brien  
Communications Director Kate Bostdorff  
Municipal Attorney Scott Liberman

Also in attendance: Rob Sweet from McBride Dale Clarion and Chris Duffy from Speedway.

Mayor Compton called the meeting to order at 6:35 P.M.

**Speedway/Wilmington Pike Rezoning**

Mr. Yandrick provided a background of the project site, currently zoned O-S, and an explanation of Planning Commission's denial of the request to rezone to B-2, which was defeated 0-6 due to concerns with that zoning's land use and landscape screening requirements. Mr. Yandrick indicated Staff is supportive of the rezoning which is set for Public Hearing at the March 16, 2020 Council meeting.

Mr. Yandrick introduced Mr. Sweet and Mr. Duffy. Mr. Sweet presented preliminary plan concepts including elevations and an anticipated 50 foot buffer zone between the site and Whipp Court. The project is slated for the 2023-24 timeframe. The project will add five gas pumps, enlarge the three existing tanks, and update the existing gas station facility, bringing it to a level of character consistent with the Cornerstone Development. Mr. Sweet noted a similarly updated facility is located in Beavercreek on Indian Ripple at Darst if Councilmembers would like to see an example.

### **Kettering Boundary Adjustment**

Mr. Yandrick advised the Ordinance for the Boundary Adjustment is on the Consent Agenda tonight to be set for Public Hearing on March 16, 2020. The other item, transfer of ownership of the park property is pending due to a "reverter" clause. Once that is addressed, it will move forward for Council action. Staff is maintaining communications with the affected property owners.

### **Retreat Debrief**

Mayor Compton expressed appreciation for Staff's time and preparation for the Retreat. Council commended the meeting format, acknowledging a lot was accomplished in a short amount of time. Council discussed whether there was a need for a City retire/rehire policy. Council discussed interaction between Councilmembers and Staff, reminding to always include Mr. Davis in communications.

### **City Manager's Report**

Mr. Davis reported on the following items:

- It was a fantastic Retreat.
- Mr. Davis and Mrs. Vogelgesang will be in Columbus at the end of this week for the OCMA winter conference; Mrs. Bostdorff will be a presenter on Communications; key-note speaker is Ryan Hawk.
- Mr. Davis will be out of the office March 13.
- Hoopla ticket availability – March 17-18.

### **Council Members' Reports**

Mr. Palcher requested to schedule a Finance Committee meeting with Mr. Davis and Mr. Roark.

### **Clerk's Report**

Mrs. Davis followed up with Councilmembers regarding the following items:

- Two upcoming events, Miami Valley Regional Planning Commission annual dinner and Tree City USA awards.
- Printing of new business cards for Councilmembers.

### **Agenda Review**

Councilmembers reviewed the agenda for tonight's regular meeting.

### **Adjournment**

At 7:29 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, March 16, 2020 at 5:30 P.M. in the Municipal Building, Kingseed Law Library prior to the regular meeting set for 7:30 P.M.

Approved:

  
Brooks A. Compton, Mayor

  
Teri Davis, Clerk of Council