

Centerville City Council  
Work Session Meeting  
Monday, April 5, 2021

TIME: 5:30 P.M.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

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

Clerk of Council Teri Davis  
City Manager Wayne Davis  
Development Director Mike Norton-Smith  
City Planner Mark Yandrick  
Public Works Director Pat Turnbull  
City Engineer Jim Brinegar  
Business Operations Coordinator Sarah Ballard  
Communications Director Kate Bostdorff  
Human Resources Director Jen McCormick  
IT Director Larry Rover  
Municipal Attorney Scott Liberman

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

**Judy Dodge Discussion**

Montgomery County Commissioner Judy Dodge spoke to City Council noting there have been budget challenges, but things are moving in the right direction, moreover due to the expected funding through the American Rescue Act.

Council members and Commissioner Dodge discussed challenges to attracting young families to the area due to high property and sales tax concerns, the regional impacts of the County's economic health, the viability of the County's utility and other infrastructure, and the regional impact of the revitalized Dayton Convention Center.

*Mr. Serr arrived for the meeting at 5:49 p.m.*

**Executive Session**

At 5:49 p.m., Mr. Palcher made a motion to move into Executive Session for real estate to consider the purchase of property for public purposes. Mr. Lunsford seconded the motion, and it passed 7-0 in a roll call vote.

At 6:10 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.

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

Mr. Davis spoke about the following topics:

- Introduced Business Operations Coordinator Sarah Ballard.
- American Rescue Act. The City will receive \$4.6 million, with the first installment expected on May 10.
- Staff is requesting the participation of three Council members on the Uptown Steering Committee.
- Receipt of an email from George Oberer regarding the Treplus development site.
- Staff will update City Council on crime trends at the April 19, 2021 meeting.
- A Business Walk is scheduled for May 25 from 1:00-4:00 p.m. in Uptown.
- Emergency Paid Sick Leave allowance expired on March 31.
- Cornerstone Park work to begin this month.
- Yankee Trace Improvements – Mrs. Bostdorff provided photos of the work completed thus far; the project is on schedule with completion expected later this week; Council members indicated their interest in hearing price quotes to replace the flooring.
- Public Works Renovation – Mr. Turnbull spoke about the project to modernize the facility and add storage capacity; the office renovation should be complete in May; the storage addition is scheduled to be complete in the fall.
- Americana Parade Float – staff presented options including golf carts or a recycling float provided by the Solid Waste District; Council members expressed an interest in using the golf carts.
- Town Crier mailing next week.
- Council Chambers and Kingseed Law Library upgrades – Mrs. Davis presented samples of other chambers for consideration; Council members discussed their desire to maintain the chambers with a primary function of City Council meetings but with flexibility to be used as a meeting space for staff; Council members expressed a desire to keep an elevated dais, add accessibility features, upgrade security, procure a new lectern, update the character of the room with a blend of tradition and contemporary, update technology, update lighting. Council members suggested smaller chairs for the Law Library. Mrs. Kenley, Mr. Serr, and Mayor Compton volunteered to participate on the RFP selection committee.

### **City Council Meeting Agenda Review**

City Council reviewed the items on tonight's regular meeting agenda.

### **Cornerstone Phase IV**

Mr. Yandrick discussed revised documents which were submitted after the March 15 Council meeting and the letter received objecting to the approval process for the amendment to the Final Development Plan. Mr. Liberman reviewed the procedure conducting the discussion during the regular meeting and the standards of approval related to this development.

### **Uptown Centerpieces Program**

Mrs. Bostdorff presented samples from the City of Hamilton murals tour; next steps include establishing a legal framework, site selection, advertising a Request for Proposals, and setting up the selection committee. Mrs. Bostdorff discussed the funding mechanism and community outreach efforts.

### **Recess**

At 7:20 p.m., Council recessed to move into Regular Session.

*Following the Regular Meeting, City Council reconvened in Work Session at 8:53 p.m.*

### **Construction Update**

Mr. Brinegar provided an overview of all of the construction projects slated for the upcoming months, including the resurfacing program, the concrete programs, the Forest Brook ditch repair, Yankee Trace ADA ramps, paving at Yankee Trace maintenance building and the Police Department, the hiker/biker sealing and paving, traffic signal projects at Main and Spring Valley and at Far Hills and Alex Bell, I675 resurfacing and bridge painting projects, and the Vectren transmission line project. Mr. Engert inquired about the water tower project. It will be completed this summer. Mr. Engert noted issues with the concrete roadways in Black Oak. Mr. Brinegar explained that is a long term project which Engineering is analyzing.

### **City Manager's Report (continued)**

Mr. Davis spoke about the following topics:

- The memo included in Council's packet which discusses the Uptown timeline.
- A conditional use permit request at 6501 Centerville Business Parkway – staff will be preparing a text amendment for consideration.
- The Board of Architectural Review will meet tomorrow and will hear an item regarding upgrades to Benham's Grove windows.
- Will be signing a contract for Yankee Trace landscaping services.

### **Adjournment**

At 9:16 p.m., the Work Session was adjourned. The next Work Session is scheduled for Monday, April 19, 2021 at 5:30 P.M., location to be determined, and prior to the regular meeting set for 7:30 P.M.

  
Teri Davis, Clerk of Council

Approved:   
Brooks A. Compton, Mayor