

Centerville City Council
Work Session Meeting
Monday, April 18, 2022

TIME: 5:30 P.M.

PLACE: Kingseed Law Library

ATTENDANCE:

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

Clerk of Council Teri Davis
City Manager Wayne Davis
Assistant City Manager Mariah Vogelgesang
Finance Director Tyler Roark
Assistant Finance Director Miranda Piatt
Public Works Director Pat Turnbull
City Engineer Jim Brinegar
Development Director Michael Norton-Smith
City Planner Mark Yandrick
Communications Director Kate Bostdorff
IT Director Ryan Collins
Municipal Attorney Scott Liberman

Also in attendance were Board of Architectural Review members:

Ed Ross
Joe DeMariano
Dick Hoback
Frank Holloway
Tom Ovington

Also present was citizen Bob Daly.

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

Board of Architectural Review Annual Review

Mr. Ross provided an overview of recent Board of Architecture Review (BAR) activities. He indicated there has been an uptick in excitement and interesting cases brought on by the Uptown Centerville initiative. He also mentioned a recent meeting with the Landmarks Foundation. Mayor Compton expressed his appreciation for BAR's support of the Uptown project.

Mr. DeMariano discussed challenges brought on by newly vacated buildings. Dr. Hoback

praised the improved communications between staff, the BAR, and the public. Mr. Holloway talked about his attendance at the Uptown forums, citing these types of public events improve communication and mitigate rumors.

Mr. Engert arrived for the meeting at this time.

BAR members, staff and City Council then discussed zoning challenges, supply chain issues, the BAR's evolving culture which encourages compromise, flexibility, and common sense application of rules.

Mr. Daly discussed the meeting between BAR, the Landmarks Foundation, and staff, noting improved communications.

BAR members and Mr. Daly left the meeting at this time.

Executive Session

At 5:59 p.m., Mrs. Kenley made a motion to move into Executive Session for personnel to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee, or official and 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 6:35 p.m., after no official business was conducted, Mrs. Rau made a motion to move out of Executive Session. Mrs. Kenley seconded the motion, and it passed 7-0 in a roll call vote.

Lts. Lavigne and Wilson joined the meeting at this time.

City Council Meeting Agenda Review

City Council reviewed the items on tonight's regular meeting agenda. Council members discussed the Centerville Station Improvements legislation and the project process going forward. The legislation accepts an agreement with the State of Ohio to receive grant monies and to begin the study phase of the project.

Americana Update

Lt. Lavigne reviewed parade and festival changes needed due to the growth of the festival. Public Safety access needs have been addressed. There will be a change to the parade route, now turning south on Main Street at Franklin rather than continuing west on Franklin as in the past. The Americana board has also approved beer sales for this year.

Lts. Lavigne and Wilson left the meeting at this time.

Solid Waste Cost of Service Model Part II

Mr. Turnbull reviewed the Waste and Recycling Fund balance status and future

expectations. He covered the options considered at the previous meeting, focusing on the option to continue current service levels with a fee increase. Mr. Turnbull provided comparable fees of other self-hauling communities and highlighted waste fleet reinvestment plans. He recommended a price increase of at least \$5 for Special Pick-Up fees. Council members suggested a flat-rate fee of \$50. Mr. Turnbull provided four trash and recycling fee increase options. Council members indicated their comfort with a \$6 per month increase.

Recess

At 7:33 p.m., Council recessed to move into Regular Session.

Following the Regular Meeting, City Council reconvened in Work Session at 8:46 p.m.

Property Maintenance Code Update

Mr. Norton-Smith covered several Code changes, regarding property maintenance, under consideration. Topics included sidewalk clearing, materials standards, rubbish removal, standardization of fees, rental unit inspections, and commercial and non-commercial street and driveway parking allowances. Mayor Compton inquired about short-term rentals' guidelines. Council members discussed whether and how to regulate short-term rentals. Mr. Liberman advised there is pending legislation at the State level prohibiting the ban of short-term rentals.

Mr. Norton-Smith also discussed the Home Repair Pilot Program, which will assist elderly home owners with emergency repairs and preserve the City's housing stock. Under this program, the City would enter into an agreement with Rebuilding Together Dayton (RTD) to identify and assist elderly home owners in need. The City's investment is \$50,000 and is expected to cover up to 10 homes per year. Mr. Norton-Smith noted Montgomery County's interest in the program and the potential for a refund from the County if the program is successful.

City Manager's Report

- Federal case oral arguments are scheduled for April 28.
- Earnings tax is at 13.4% for March.
- ARPA funds-use documentation deadline is approaching; City will use the funds for revenue replacement.
- Matt Dulli has tendered his resignation.
- Treplus development stormwater issues being addressed.
- Mr. Yandrick will attend Washington Township Zoning Commission meeting tomorrow night.
- I675/Wilmington Pike project next-steps in follow-up to conversations had during the Fly-in last week.

Public Meeting Space Renovation Update

Mrs. Davis informed that there is an expectation of posting the bid for the Public Meeting Space Renovation project on Monday, April 25. Bid opening would then be scheduled for May 9. An action item would come to City Council at the May 16 meeting.

Adjournment

At 9:30 p.m., the Work Session was adjourned. The next Work Session is scheduled for Monday, May 2, 2022, at 5:30 P.M., in the Kingseed Law Library, and prior to the regular meeting set for 7:30 P.M.



Teri Davis, Clerk of Council

Approved: 

Brooks A. Compton, Mayor