

Centerville City Council  
Work Session Meeting  
Monday, January 9, 2023

TIME: 5:30 P.M.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

Mayor Brooks Compton  
Councilmembers JoAnne Rau  
Mark Engert  
Belinda Kenley  
Duke Lunsford  
Bill Serr (via remote)

Clerk of Council Teri Davis  
City Manager Wayne Davis  
Assistant City Manager Mariah Vogelgesang  
Finance Director Tyler Roark  
Police Chief Matt Brown  
Development Director Erik Collins  
Economic Development Administrator Joey O'Brien  
Public Works Director Pat Turnbull  
City Engineer Jim Brinegar  
Staff Engineer Taylor Schindler  
Human Resources Director Jen McCormick  
Communications Director Kate Bostdorff  
IT Director Ryan Collins  
Benham's Grove Administrator Randy Bishop  
Yankee Trace Administrator Steve Marino  
Municipal Attorney Scott Liberman

Also present were Board of Architectural Review (BAR) members Ed Ross, Joe DeMariano, Frank Holloway, and Tom Ovington.

Also present were LWC Incorporated representatives Bear Monita and John Fabelo.

Mayor Compton called the Work Session meeting to order at 5:36 P.M.

**Benham's Grove Improvements**

Mrs. Schindler began with introductions of all discussion participants. She then explained that the design phase has been in the works for several months. She invited Mr. Fabelo to present the particulars of the design presentation.

Mr. Fabelo discussed campus considerations, site plan including preservation of the historic nature, the event center orientation, and noise considerations, the building design plan including renderings, and the usage and improvements at the Gerber House. Mrs. Schindler also

mentioned the needed technology at the events center.

BAR members discussed particulars of the event center building design, praised the anticipated improvements to both parking and to the Gerber House, and raised concerns about adhering to the Design Review Criteria.

Mrs. Schindler advised that the design is still in the preliminary stages awaiting input from the public open house scheduled for Tuesday, January 17 at the Police Department.

*Mr. Monita, Mr. Fabelo, and all BAR members left the meeting at this time.*

### **Executive Session**

At 6:35 p.m., Mr. Lunsford 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, for a conference with an attorney for the City, concerning disputes involving the City that are the subject of pending or potential court action, and for real estate to consider the purchase of property for public purposes. Mrs. Rau seconded the motion, and it passed 5-0 in a roll call vote.

At 7:01 p.m., after no official business was conducted, Mrs. Kenley made a motion to move out of Executive Session. Mr. Lunsford seconded the motion, and it passed 5-0 in a roll call vote.

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

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

Mr. Engert advised he will request Item C be removed from the Consent Agenda for further discussion and separate action.

Mayor Compton advised that the applicant for the Appeal of the Planning Commission Decision case has requested the public hearing be postponed until January 23; the item will need to be removed from the previous table and re-tabled during the regular meeting.

### **Benham's Grove Business Plan**

Mr. Bishop presented an update on the status of the first eight months of the Benham's Grove Business Plan. He presented each of the goal area highlights and the goals for 2023.

Mr. Davis reminded that the Business Plan will operate in concurrence with the event center project as appropriate.

Council members discussed utilizing the Dayton Convention Center as a resource for referrals and discussed implementing a measurement and/or grading system to evaluate service contractors.

### **Yankee Trace Business Plan**

Mr. Marino presented an update on the status of the third year of five years of the Yankee Trace Business Plan. He presented each of the goal area highlights and the goals for 2023. Mr. Marino praised the Public Works Department for its assistance with many projects and

improvements at the facility.

Mr. Engert praised the quality of events at Yankee Trace and recommended implementing a measurement and/or grading system to evaluate service contractors.

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

- Invited Mr. O'Brien to discuss a rezoning request at 1180 Alex Bell Road; Mr. O'Brien noted staff concerns regarding spot zoning and the zoning appropriateness of the request.
- Aggregation – Mr. Davis noted it is necessary to determine if Centerville's aggregation program will be an opt-in or an opt-out program. Council members indicated their consensus to make the program an opt-out.

### **Recess**

At 7:32 p.m., Council recessed to move into Regular Session.

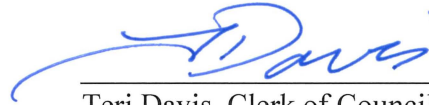
*Following the Regular Meeting, City Council reconvened in Work Session at 8:37 p.m.*

### **City Manager's Report (con'd)**

- Strategic Plan timeline
- The status of several hiring processes
- Snow removal challenges during the holiday snow event
- Uptown parking agreements
- \$3 million in congressional funding for the I-675/Wilmington Pike project
- Attendance at the opening of the 135<sup>th</sup> General Assembly

### **Adjournment**

At 9:20 p.m., the Work Session was adjourned. The next Work Session is scheduled for Monday, January 23, 2023, at 5:30 P.M., in the J.V. Stone Council Chambers, and prior to the regular meeting set for 7:30 P.M.



Teri Davis, Clerk of Council

Approved:

  
Brooks A. Compton, Mayor

