

Centerville City Council
Work Session Meeting
Monday, March 6, 2023

TIME: 5:00 P.M.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

Mayor Brooks Compton
Councilmembers JoAnne Rau
Mark Engert
Duke Lunsford
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
Police Chief Matt Brown
Development Director Erik Collins
Economic Development Administrator Joey O'Brien
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
Municipal Attorney Scott Liberman

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

Mayor Compton called the Work Session meeting to order at 5:09 P.M.

Benham's Grove Update

Mrs. Schindler advised that the project is approaching final design and that any last design changes need to be discussed tonight.

Mr. Fabelo presented the current site plan, noting that surveys have been completed and the site has been staked. He discussed parking delineation between the two sections of the campus, pedestrian enhancements, the building color palette, the interior improvements to the Gerber building, and the renovation of the barn. Mayor Compton inquired about flooring concerns in the Gerber House. Mr. Fabelo indicated they will take measures to mitigate the flooring issues.

Mr. Fabelo then discussed the event center, providing renderings, interior architecture

design specifications, and mechanical needs. Mr. Serr expressed concern with the lack of an elevator for the upstairs bridal suite and noted the need to address ADA compliance. Further discussion led to a request to include an elevator to the design.

Mr. Palcher joined the meeting via phone at this time.

Mr. Fabelo presented elevations and discussed roofing materials, noise mitigation, and the interior elements. Council members discussed weather contingencies and drainage.

Mr. Fabelo reviewed the project timeline and current cost expectations.

CCIC Annual Review

Mr. Erik Collins provided a binder of informational materials and discussed the purpose of CICs, membership of the Centerville CIC, a 2022 project recap, the 2023 programming budget, outreach measures, and resource partnering.

Council members discussed the current direction of the CCIC and its impacts on the community.

Mr. Collins and Mr. O'Brien provided updates on the following economic development projects:

- Uptown parking
- Brunch Pub
- South Suburban lot
- Sweeney's
- Oberer property at 98 W. Franklin
- Manna
- Agave & Rye

Mrs. Kenley joined the meeting at this time.

Cornerstone South Update

Mr. Erik Collins presented a site overview and the current development proposal. Mr. Roark discussed the impacts of the established Tax Increment Financing (TIF) at the development. Mr. Davis discussed potential use options for the site.

City Council Meeting Agenda Review

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

Strategic Plan 2023-2028

Mr. Davis reviewed the goals and the timeline.

Mayor Compton requested the draft Strategic Plan be disseminated to Council members and requested they provide feedback to Mrs. Davis prior to the March 20 Work Session.

Council Chambers Improvements

Mrs. Davis reviewed the lighting options and sought input from Council members.

City Manager's Report


- Uptown, including parking agreements, parking lot project bid timeline, and the removal of trees.
- Open House regarding Uptown parking is scheduled for March 13, 2023 at 5:30 p.m. at the Centerville Police Department training room.
- Rebuilding Together Dayton grant program.
- Participation with the Ohio Municipal League advocacy program; \$250 commitment paid.
- Palmer Energy will present at the public hearing for aggregation during tonight's regular meeting.
- Meeting with Sheetz representatives earlier today.
- Vacation scheduled later this week.

Adjournment

At 7:32 p.m., the Work Session was adjourned. The next Work Session is scheduled for Monday, March 20, 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