

Centerville City Council  
Work Session Meeting  
Monday, September 18, 2023

TIME: 5:30 P.M.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

Mayor Brooks Compton  
Councilmembers Mark Engert  
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  
Police Chief Matt Brown  
Public Works Director Pat Turnbull  
City Engineer Jim Brinegar  
Development Director Erik Collins  
City Planner Ian Vanness  
Economic Development Administrator Joey O'Brien  
Communications Director Kate Bostdorff  
Human Resources Director Jen McCormick  
IT Director Ryan Collins  
Municipal Attorney Scott Liberman

Also present were Regis Lekan and Ed Griffith from the Streets, Highways, and Drainage Commission.

Mayor Compton called the Work Session meeting to order at 5:38 P.M.

**Streets, Highways, and Drainage Commission Annual Review with City Council**

Mayor Compton explained the purpose of having the annual review with the various boards and commissions.

Asked to give their thoughts on how things were going with the Commission, Mr. Lekan and Mr. Griffith expressed satisfaction with the proactive approach of staff and the increasing level of efficiencies and communications. The structure of the Commission is more comprehensive than in the past. There is a good amount of participation and give and take between staff and Commission members, and the programming includes a beneficial education component. They praised Mr. Turnbull.

Mr. Lunsford praised staff's great presentations and field trips.

Mr. Palcher noted the Commission's input drives project selection and budgetary decisions. Mr. Turnbull added staff shares project plans, prioritization considerations, and cost expectations/budgeting information and then seeks the Commission's feedback. Mr. Davis noted the Commission assists the City in doing things both strategically and tactically.

Mr. Lekan suggested keeping membership relevant through both geography and background.

Mr. Palcher and Mayor Compton thanked the Commission members for their participation.

*Mr. Lekan and Mr. Griffith left the meeting at this time.*

### **Executive Session**

At 5:58 p.m., Mrs. Kenley made a motion to move into Executive Session for a conference with an attorney for the City, concerning disputes involving the City that are the subject of pending or potential court action. Mr. Lunsford seconded the motion, and it passed 6-0 in a roll call vote.

At 6:46 p.m., after no official business was conducted, Mr. Lunsford made a motion to move out of Executive Session. Mrs. Kenley seconded the motion, and it passed 6-0 in a roll call vote.

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

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

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

- Meeting with VFW 9550 earlier to discuss its Home Town Heroes banner program.
- Stubbs bid is out and will open Tuesday.
- Benham's Grove bid goes out October 5 and closes November 1.
- Meridien expected opening in mid-October.
- Brunch Pub targeting a mid-October opening.
- Invited Mr. Erik Collins to discuss the upcoming Business Walk. Mr. Collins advised the event is scheduled for October 24, in the Centerville Parkway area, and will include 21 businesses. Montgomery County will participate along with staff and City Council members.
- The City has received the permit from the Army Corps of Engineers for the Yankee and Social project.
- ICMA Conference attendance from September 30 – October 4.
- LEAN projects completion; moving on to the next process.
- An update from Jay Weiskircher at MVCC regarding the monetization of the fiber ring. MVCC was able to sell a surplus of fiber strands for \$1 million. MVCC is also looking to sell empty conduit and is exploring connecting Trotwood to the ring.

### **Short-Term Rentals**

Mr. Vanness provided an overview of short-term rentals, noting the moratorium expires on November 21. He indicated the current number of existing short-term rentals appears to be 14.

Mr. Vanness explained Council's regulatory options and provided examples of how other communities had handled their short-term rental alternatives.

Council members discussed the risks of banning short-term rentals with regard to existing units; grandfathering and sun-setting provisions were discussed.

Mr. Liberman noted the moratorium will need to be extended if it is not being allowed to expire.

### **Council Q&A**

Council members discussed an accident memorial located on State Route 48 and measures to manage it.

### **Adjournment**

At 7:23 p.m., the Work Session was adjourned. The next Work Session is scheduled for Monday, October 9, 2023, at 5:30 P.M., in Conference Room 111 of the Sinclair Centerville Campus and prior to the regular meeting set for 7:30 P.M. in the auditorium.

Approved:

  
\_\_\_\_\_  
Brooks A. Compton, Mayor

  
\_\_\_\_\_  
Teri Davis, Clerk of Council