

Centerville City Council
Work Session Meeting
Monday, March 6, 2017

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building – Law Library
Mayor Brooks Compton
Deputy Mayor Belinda Kenley
Councilmembers John Beals
Mark Engert
John Palcher
Bill Serr
Clerk of Council Carin Andrews
City Manager Greg Horn
Finance Director Jonathan Hudson
Economic Development Administrator Nathan Cahall
City Planner Andrew Rodney
Public Works Director Doug Spitler
City Engineer Jim Brinegar
Human Resources Manager Jennifer Wilder
Municipal Attorney Scott Liberman

Jack and Dianne Wysong
Louie Duchesneau

The work session meeting began at 6:30 P.M.

Mr. Rodney reviewed the Final Development Plan for Randall Residence, a senior living campus at Sheehan, Social Row and Paragon Roads. Ron Coffman of the Equity Group, the applicant, resubmitted the FDP because the original one expired in August 2016. Ownership is changing from the Centerville Development Group to the Equity, Inc.; the Kleingers Group is now the engineering firm working on the project.

The Final Development Plan for The Allure, a 312-unit multi-family development on Loop Road, was reviewed. Discussion centered on exterior roadway dedication, the access easement through Cross Pointe Shopping Center, pedestrian amenities, the view of the back of the shopping center, park areas and signage. The Final Development Plan will be on Council's agenda at the Council meeting on March 20, 2017.

Council reviewed a number of other items from Planning Commission. Mr. Rodney presented slides illustrating the replat for Section 5, Lot 3 of Cornerstone North to create a site for the CoreLife Eatery. He stated Planning Commission approved the rezoning for Cornerstone Phase IV with 1 condition regarding O-PD zoning for 10.5 acres in the northwest corner of the site. Planning Commission also approved the Final Development Plan for Cornerstone North Phase IV, subject to 24 conditions. The two Cornerstone applications will be before Council on

May 15, 2017. Council, staff and the developer will hold a work session meeting on the 22nd of March to discuss these items.

Council reviewed future meeting dates that included the following:

March 20	6:30 P.M	State of the City
	7:30 P.M.	Regular Council Meeting
March 21	7:00 P.M.	APD Heart of Centerville meeting at Benham's Grove
March 22	8:30 A.M.	Faith Leaders Breakfast at Yankee Trace
March 22	6:30 P.M.	Work Session - Cornerstone Developers
March 27	TBD	Work Session - Council interviews related to the search for a new city manager.

There was a brief discussion regarding the City Manager search.

Mr. Horn and Mr. Cahall informed Council of the status of The Grove at Yankee Trace and the Special Assessment Financing being used there. The construction of the sanitary sewer for the 27 lots is scheduled to go to bid in the middle of March.

Mr. Hudson shared the benefits of paying off the debt for Yankee Trace. His proposal recommended paying off the debt by June 1, 2017 and allowing Yankee Trace to begin fiscal year 2018 debt free. Thereafter, funds will be set aside for capital improvement projects.

Public Works Director Doug Spittler reported on the Miami Valley Regional Planning Commission's projects for Clyo Road and the Hewitt Road bikeway. He noted federal and state monies control the timelines for these projects.

Mr. Hudson explained the process for the acquisition of computer hardware and software for the City's Enterprise Resource Plan. The Finance Department is currently exploring consulting firms to guide the City's investment in the necessary technology to replace its old DOS-based system.

On Tuesday, March 7, Mr. Horn, Mr. Hudson and Mr. Liberman will be attending the hearing at the Statehouse on the municipal income tax issues included in HB 49, the proposed state budget. Mr. Liberman will be giving testimony on the City of Centerville's behalf.

At approximately 9:00 P.M. Mr. Palcher made a motion to convene into an Executive Session for economic development, personnel and litigation discussions with the city attorney. Mr. Serr seconded the motion. The vote resulted in 6 ayes. At approximately 9:45 P.M. Mr. Serr recused himself from the discussion.

After no official business was conducted, Mr. Engert made a motion to move out of Executive Session, and it was seconded by Mrs. Kenley. The motion passed with a 5-0 vote.

Council concurred to appoint Mr. Paul Heintz to the vacant seat on the Tax Appeals Board (Pre-2016 group). There is no residency requirement for this Board.

The meeting was adjourned at 9:55 P.M.


Carin R. Andrews, Clerk of Council

Approved: 
Brooks A. Compton, Mayor