

Centerville City Council
Work Session Meeting
August 1, 2016

TIME: 6:30 P.M.

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

Mr. and Mrs. Jack Wysong

As the meeting began at 6:30 P.M., Councilmembers excused Mrs. Kenley from the meeting.

Earlier in the day, Mayor Compton and some Councilmembers had attended the grand opening of the Creative World of Montessori Inspire Center for Learning on Wilmington Pike.

Mr. Horn reported on the status of personnel openings in the Police Department, the Finance Department and Engineering. CJ Thrower, Public Works Inspector will be retiring at the end of August, and there will be a retirement reception for him on August 31st at Public Works at 11:30 A.M.

Mr. Horn gave updates related to Yankee Trace. The work required to replace the boilers at the clubhouse will be moving forward. Crews are doing bunker work on Vintage 8 and Vintage 6. The arborist is accessing trees at Yankee Trace to determine which ones need to be removed. Even with the hot, dry weather, the month was financially sound and one of the best on record.

With multiple road projects in process, contractors will be placing asphalt throughout the City this week. Mr. Spitler gave updates on Wilmington Pike.

Council discussed the development at the corner of Social Row Road and Paragon Road with a presentation given by representatives from the Randall Residence, a privately owned and operated senior living community. The complex will have 164 units including memory care rooms, a doctor's office in the main building, and 84 independent living cottages. The timeline presented was dependent upon final approvals being obtained at the August Council Meeting. Mr. Rowe, architect for the project, described the features of the buildings that emulate the Yankee Trace Community. The Randall Residence had requested use of the Yankee Trace name for the development.

Mr. Ron Coffman of Centerville Development Group presented information about the subdivision that will be situated on a portion of the same 65 acre parcel at the corner of Social Row Road and Paragon Road. Woodland Greens will be north of the proposed Sawgrass Boulevard. He detailed 65 homes in the \$390,000 - \$600,000 price range as shown on the Woodland Greens plat approved by the Planning Commission. He noted that a homeowners' association will be put in place. The Centerville Development Group also requested to use the Yankee Trace name and logo in naming the subdivision, "Woodland Greens at Yankee Trace."

St. Leonard is hosting a Baby Boomer Festival on Saturday, August 6th from 11:00 A.M. to 11:00 P.M. featuring live music from the 60's - 80's, food trucks, craft vendors, classic car show, beer garden and family entertainment. Councilmembers discussed being present at a table for the City.

The Miami Valley Communications Council suggested a camera scan of each Councilmember and staff member at the beginning of the televised meetings. The scan would project individual names and titles.

Mr. Spitler reviewed the Vectren - Iron Horse easement. Vectren needed the easement in order to extend gas service to an Applecreek Road residence. Since several other residents on this street could request gas service in the future, Council discussed whether the Resolution could be written in a manner to address the needs of any of the homeowners seeking gas service. Mr. Beals asked whether Vectren would cut the asphalt bike path or augur underneath to install the service line. According to Mr. Spitler, the pipeline will be drilled under the path.

After talking about the possibility of redesigning the City flag, members decided to revisit the subject at work session in early September.

Mr. Rodney led the discussion of the proposed text amendment updates for Unified Development Ordinance Sections 9.05, 9.07, 9.13, 9.25, 9.27, 9.29, 9.35, 9.39, and 9.55, regulating various standards of design and aesthetics for commercial and industrial developments. He provided a thorough review and share revisions of the previously discussed amendments to Development Procedures.

At approximately 9:42 P.M., Mrs. Rau made a motion to move into Executive Session for the discussion of real estate and to consult with the City attorney regarding pending court action. Mr. Beals seconded the motion. A roll call vote resulted in 6 ayes. After no official business was

Conducted. Mr. Palcher made a motion to adjourn out of Executive Session. Mrs. Rau seconded the motion. A roll call vote showed the motion passed 6-0.

With no further business to be discussed, the meeting was adjourned at 10:51 P.M.


Carin R. Andrews, Clerk of Council

Approved: 
Brooks A. Compton, Mayor