

Centerville City Council
Work Session Meeting
April 13, 2015

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building

Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Paul Gresham
Belinda Kenley
John Palcher
JoAnne Rau

Clerk of Council Debra James

City Manager Gregory Horn

Finance Director Steven Hinshaw

City Planner Andrew Rodney

Public Works Director Douglas Spitler

Assistant to the City Manager Jennifer Wilder

Assistant to the City Manager Kristen Gopman

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Residents: Jack and Diane Wysong

Mr. Horn gave a brief update concerning Cornerstone North and explained that a Memorandum of Understanding had been received for the Final Development Plan, Phase 2. It was being reviewed; staff will set up a meeting later this week with Mr. Oberer and his representatives. Also, engineering proposals have been received and are being reviewed by staff. The estimate for the Wilmington Pike improvements was revised upward to about \$3.0 million.

A rezoning for 716 E. Franklin Street will be on the Council Meeting agenda for April. Mr. Rodney explained that Premier Miami Valley Hospital South proposed to split its 66+ acre parcel adjoining Centerville High School into two parts. Lot #1 would be about six acres fronting East Franklin Street; the balance of the current parcel would be Lot #2. The rezoning request is to change the I-PD, Industrial-Planned Development, zoning classification for the smaller lot to O-S, Office Service, to allow for the construction of a medical office. The zoning on the remaining acreage would be unchanged. As part of the record plan, 65 feet of right-of-way will be dedicated along Clyo Road per the Centerville Thoroughfare Plan. Future access to Clyo Road from the larger lot would be available. The remaining 60 acres are expected to be conveyed to the School District at some point in the near future.

Mr. Rodney gave the staff presentation for the request to combine three lots into one at Woodbourne Library. This item will also be on the Council's April agenda. The Washington-Centerville Library owns all three properties—6004, 6010 and 6060 Far Hills Avenue. Mr. Rodney pointed out a private drainage easement, an undetermined gas easement and a small area to be dedicated as public right-of-way. The Planning Commission recommended approval of the record

plan, subject to the following one condition:

1. The Joint Project Agreement for the Woodbourne Library Egress Drive, dated September 3, 2013 or a subsequent version related thereto, shall be recorded as part of this plat.

The Library's attorney contacted Mr. Liberman to convey that the Library Board will not formally object to the above condition being included with the recording of the plat.

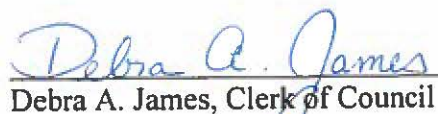
Mr. Brian Humphress, the new Executive Director of the Miami Valley Communications Council, will be at the April 20 Council Meeting to be introduced to our community.

Community Outreach, a Retreat Item, was discussed during this meeting. A number of ideas were suggested.

Mrs. Kenley made a motion to convene into Executive Session regarding Personnel for the annual evaluation of City Manager and for Real Estate (donation of real property). Mr. Palcher seconded the motion. A roll call vote resulted in seven ayes. After no official business was conducted, Mr. Beals moved that Council adjourn out of Executive Session. Dr. Gresham seconded the motion. A roll call vote resulted in seven ayes.

Approved


C. Mark Kingseed, Mayor


Debra A. James, Clerk of Council