

Centerville City Council
Work Session Meeting
September 14, 2015

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building
Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: 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
City Engineer James Brinegar
Economic Development Administrator Nathan Cahall
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman

Mr. George Oberer, Jr.
Mr. Robert Curry
Mr. Greg Smith
Mr. Bill Serr
Mr. Mike Allen

Ohio Representative Mr. Niraj Antani was present at this meeting to answer questions with regard to pending legislation. He gave an update on happenings at the State level and probable changes coming through the legislature.

Mr. Stein Pedersen and Ken McCall, Co-Chairs of *Bike Centerville*, explained that they are a citizens group working for safe places to ride within the community and hoping to garner the support of the City and other municipalities in the Miami Valley. *Bike Centerville* was formed to develop initiatives and events. The group is attempting to buy and install bike racks around town. Among the other group members attending were Eric Sauer, Angela Manuszak, Matt Obringer, and Mike Finelli.

The City adopted the Multi-Use Trail Plan in February 2005 for the City and Washington Township. The Bike Centerville representatives pointed out that the multi-use trail plan for our area showed a bike path through the Zengel/Ryan housing plat. Mr. Sauer noted the members would be happy to have discussions to enable the group and the City to work as a team within the community.

Mr. Bob Curry gave background on the history of the development of the area of the Graceworks Assisted Living Plat and the condominium complex known today as The Commons at Yankee Trace. In 1998, Graceworks acquired approximately 44 acres for development as a satellite

retirement community. In 2003, Bethany joined with Oberer Land Developers, and the plan was created for 167 units in a 55 and older condominium development. The developer submitted a record plan creating three parcels on this land to enable the transfer of maintenance of private streets and the community room to the master homeowners association.

Staff voiced concerns about protecting the homeowners and finishing the infrastructure that is already in place, especially the stubbed streets and dead-end waterlines at Stansel Circle, McCullough Street and Bethany Commons Trail. The homeowners objected to the plat, because they felt the developer was abandoning the plan that originally had 167 units sharing costs to the current 97 units bearing the costs. They want the private stub roads to be cleaned up; gravel and sediment have washed onto the streets. The Planning Commission met on August 25, 2015 and recommended denial of the replat. The motion to approve failed by a vote of 2-5.

Discussion followed. In regards to access, connecting directly to Yankee Street was unlikely because of the amount of traffic, the speed of the traffic and the proximity of other access points. Jeff Van Atta of Van Atta Engineering, 570 Congress Park, talked about the cul-de-sacs and the emergency access on McCullough Street. Mrs. Rau asked for clarification of the need for urgency for revising the record plat. An additional concern was the connection of the stubbed waterlines. Dead-end lines could cause stagnation of water.

In closing, Mr. Curry made the comment that the parties were not that far apart. This record plat was expected on the agenda for the Council Meeting of September 21, 2015.

Mr. Rodney noted the Final Development Plan for Cornerstone North Phase 3 was approved at the July 20, 2015 Council Meeting. The public hearing for rezoning this same area to remove the Community Center Overlay was scheduled for the next Council Meeting. The reason for the rezoning was to eliminate the need for multiple variances. Cornerstone Developers requested to remove the overlay district, and Council concurrently included strict architectural standards in the conditions of the Final Development Plan.

Mr. Horn had addressed Council with the need for additional revenues going forward for the City's street program. Previously, Council had discussed options –income tax versus property tax. Council concurred that it is imperative to improve maintenance of roadways before the streets deteriorate too far. Dr. Hinshaw shared calculations related to the options.


Mayor Kingseed updated Council on the meeting of September 8, 2015 with the Sugarcreek Township Trustees.

Mrs. Kenley expressed an interest in having Maureen Russell Hodgson do a program on Honor Flight. The program honors veterans by flying them to see memorials in Washington, D.C. built in their honor. Mrs. Kenley was familiar with a group of veterans from the Waterford Retirement Living community who had 2000 people waiting for three hours at the airport to welcome them home.


Mrs. Rau encouraged staff to check out grants for a variety of projects available through DP&L.

Council concurred to grant Mrs. Jan Prettyman a leave of absence from her City Beautiful

duties and to reappoint Joyce Ray Brown to the Property Review Commission. These items will be on Council agenda on September 21, 2015.


Debra A. James, Clerk of Council

Approved


C. Mark Kingseed, Mayor