

Centerville City Council  
Work Session Meeting  
April 21, 2014

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building

Mayor Mark Kingseed

Deputy Mayor Brooks Compton

John Beals

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 Robert James

City Engineer Douglas Spitler

Economic Development Administrator Nathan Cahall

Residents-Diane and Jack Wysong

Mr. Horn explained that bids were received last Thursday, April 17, 2014 for the Feedwire Road Improvements Project. All of the bids were 20-22% higher than the Engineer's estimate. It was decided to pull the Resolution from the Agenda, so this item could be discussed with Council in more detail.


Mr. Horn shared he and Mr. George Oberer, Jr. had attended the Bellbrook-Sugarcreek School Board Meeting on Thursday, April 17. The Board authorized its legal counsel to work with our bond counsel to finalize the details of the TIF Compensation Agreement. Mr. Horn and staff have a meeting tomorrow with Mr. Oberer and his team in an effort to resolve some issues.

Mr. Cahall advised that the Emergency Ordinance No. 03-14 on the following Council Meeting Agenda is required for the City to appropriate a small parcel of property located at 5770 Wilmington Pike needed for the widening of Feedwire Road. Included are a temporary easement for construction purposes and permanent right-of-way for the roadway improvements. Mr. Cahall has been negotiating with the property owner, but, if for some reason it does not go through, the City would have the legal means in place to appropriate said property.

Mayor Kingseed made a motion to convene into Executive Session regarding Real Estate. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes. After no official business was conducted, Mr. Compton moved to adjourn out of Executive Session. Mrs. Kenley seconded the motion. A roll call vote resulted in seven ayes.

Discussion was held concerning the Preliminary Development Plan filed by CESO, Inc., that is before Council at the following Council Meeting. Mr. Rodney will give a full presentation

including updates following the Planning Commission's March 25, 2014 meeting. The applicant submitted an additional concept reflecting modification of the plan presented to the Planning Commission. In the new option, Zengel Drive from Pleasant Hill would be connected into the new development only by a pedestrian walkway, however a fifty foot right-of-way would be granted by the developer. Council talked about the use of a neighborhood traffic circle on Zengel Drive as a traffic calming measure.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor