

Centerville City Council
Work Session Meeting
May 5, 2014

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 Robert James
Assistant City Engineer John Sliemers
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Citizens – see attached list

Mayor Kingseed explained that he had put together a Decision Tree to facilitate the discussion for the Preliminary Development Plan for 32.92 acres at 700 East Alex-Bell Road. The Development Plan submitted by CESO, Inc. was originally proposed to construct 85 single family homes on the hillside between the Pleasant Hill subdivision and the Deer Run Condominium Community. This area has been zoned Residential-Planned Development since 1986. The modified plan is for 81 single family homes. Mr. Rodney explained the process for the approval of new developments with public hearings at Planning Commission and Council for both the preliminary and the final development plans. Discussion was held with regard to a decision analysis and the main points of issue: is the development going to proceed, does the development meet the zoning requirements, and how should this development integrate with the surrounding area. Mr. Rodney went over the standards of approval from Section 509 (G) (1) of the Unified Development Ordinance used to review the application. Council directed some of their questions to staff and went through the following – density for the development, neighborhood connectivity/interconnectivity, the sidewalk connection, stormwater management/retention ponds, the brick wrap/four-sided architecture and traffic safety on Zengel Drive. Council will meet on Monday, May 12, 2014 to vote on the Preliminary Development Plan.


Council reconvened after a ten minute break.

Mrs. Gopman reviewed the updated 2014 Montgomery County Natural Hazard Mitigation Plan. It is a 140 page document, and a copy will be kept on file in the Clerk's Office. Each local government is being asked to adopt the latest version of this Plan. All jurisdictions must have an adopted mitigation plan on file with the State in order to received post-disaster mitigation funding for a natural disaster. The City by resolution approved the Montgomery County Natural Hazard Mitigation Plan in 2003 and again in 2006. The current agreement between the City and the Montgomery County Board of Commissioners provides emergency management in conjunction with a countywide program. The Federal Emergency Management Agency (FEMA) will approve the plan once all jurisdictions have adopted the plan. The plan will be revised on a five-year cycle going forward. Mrs. Gopman explained that this plan identifies risks for our region and mitigation measures have been analyzed and prioritized.

In a related matter, it was noted that the City is in the process of receiving a Federal grant to have storm shutters installed on the front windows of the Police Department. Once all jurisdictions have adopted their resolutions and FEMA approves the Plan, the City would be eligible for funding with regard to this grant.

Mr. Palcher reported that the Arts Commission is structured to have a Chair plus 14 members; currently there are 8 members. He noted it is important to fill these vacancies. Mrs. James will send out a memo to Council with the current openings on the City Boards and Commissions.

Mr. Beals made a motion to convene into Executive Session regarding Economic Development with regard to Cornerstone of Centerville. Mrs. Rau seconded the motion. A roll call vote resulted in seven ayes. At such time, after no official business was conducted, Mr. Compton moved that Council adjourn out of Executive Session. Mayor Kingseed seconded the motion. A roll call vote resulted in seven ayes.



Debra A. James
Clerk of Council

Approved 

C. Mark Kingseed, Mayor