

Centerville City Council  
Work Session Meeting  
December 8, 2014

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building

Mayor Mark Kingseed via Skype

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

Assistant to the City Manager Jennifer Wilder

Assistant to the City Manager Kristen Gopman

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Lieutenant Matt Brown

Citizens: Louis Duchesneau

Jack and Diane Wysong

Mrs. Wilder reviewed recommended changes to the Pay Ordinances for 2014. Discussion was held and Council concurred to a 1.95% increase across the board for the 2015 annual pay adjustment for City employees. Mrs. Wilder announced there would be no changes to the Personnel Manuals at this time, because there are no items under review.

Mr. Horn gave an update on the Feedwire Road construction project. He reported some paving was done today on Feedwire Road and it would continue until around 7:00 p.m. Paving may not be completed before the weather turns too cold. Mast arms for signalization ordered twenty weeks ago were scheduled to arrive on Friday, December 12, 2014. When Mr. Beals inquired about the drainage along Feedwire Road, Mr. Spitler responded that the area was 1½-2" low at this time.

Mr. Horn discussed other issues at Cornerstone. He explained that two to three feet of additional right-of-way are needed on Wilmington Pike at Dille Drive. The developer has been approached about this requirement. Mr. Horn stated staff had sent a Request for Proposals for City of Centerville Fire and EMS Services to Washington Township, Kettering and Bellbrook. A revised Sugarcreek Township Tax Incentive Agreement was sent to the Assistant Prosecutor's office, in order to clarify language.

Mr. Rodney gave the staff presentation regarding the Final Development Plan, Phase II, Woodland Greens, submitted by Mr. Walt Minch on behalf of the Centerville Development Group. The property is located north of Sawgrass Boulevard between Sheehan Road and Paragon Roads in the northwest quadrant of the 64 acre parcel. Fishbaugh Homes is expected to be the builder for sixty-seven single family homes in the price range of \$330,000 and up for 1,600 to 2,400 square feet.

Mr. Rodney showed a typical house and elevation among the eight to ten different models available. He described the grading, drainage patterns, the setbacks, the road profile and widths, and the amenities which will mimic those of the wider Yankee Trace Golf Community. The Army Corp of Engineers will not allow the northeast corner of the property to be disturbed at this time. There will be a full presentation and staff report at the Council Meeting on December 15, 2014.

Mr. Rodney also gave a staff report for the consolidation of the two lots into one at 888 and 900 E. Franklin Street. The replat would create a lot of approximately 2/3 acre which would be an appropriate size for uses with B-2 zoning. The plan is to demolish the building at 888 E. Franklin Street and occupy the one at 900 East Franklin Street as a used car sales office with a vehicle repair shop as a secondary use. The Planning Commission recommended approval of the revised record plan showing the consolidation of the two parcels. The replat will be on the agenda on December 15, 2014.

Mr. Palcher noted that Mr. James Collins will be reappointed to the Arts Commission for a term of three years at the December 15, 2014 Council Meeting.

Mr. Horn updated Council on the possibility of working with the City of West Carrollton to provide police and fire dispatch services. He also explained that the communications system at the Centerville Police Department needs to be updated. The twenty-year-old consoles were modified in 2000- 2001. The current upgrade has been in the current Capital Improvement budget, but only one local supplier can provide the necessary equipment and technical expertise. A Resolution will be on the December 15, Council Meeting agenda ratifying Mr. Horn's signature on an agreement with Motorola Solutions. Council concurred to this course of action.

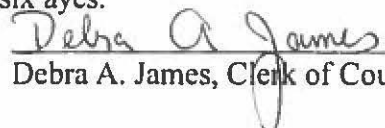
Mr. Horn conveyed that he is to meet with Cynthi Fraley of the Hithergreen Center. He will report back to Council after the meeting.

Mr. Horn stated that nine of twenty-six light poles on Main Street have been taken down, due to significant corrosion of the bases. The company where they were purchased is not cooperating with any kind of reimbursement; money has not been budgeted for their unexpected replacement. Mr. Horn will let Council know what our options are going forward.

Reasonable bids were received for the replacement of the air chiller at Yankee Trace. This item will be on the December 15 Council Meeting agenda.

Members were asked to inform Mrs. James of available dates for the Council Retreat.

Mrs. Kenley made a motion to convene into Executive Session regarding Litigation and Personnel. Mrs. Rau seconded the motion. A roll call vote resulted in six ayes. After no official business was conducted, Mrs. Rau moved that Council adjourn out of Executive Session. Dr. Gresham seconded the motion. A roll call vote resulted in six ayes.

  
Debra A. James, Clerk of Council

Approved   
C. Mark Kingseed, Mayor