

Centerville City Council  
Work Session Meeting  
February 4, 2013

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmembers: John Beals

Doug Cline

Paul Gresham

Belinda Kenley

Jim Singer

Clerk of Council Debra James

City Manager Gregory Horn

Finance Director Steven Hinshaw

City Planner Steve Feverston

Public Works Director Rob James

City Engineer Doug Spitler

Economic Development Administrator Nathan Cahall

Police Chief Bruce Robertson was present at this meeting to give Council an update and answer questions with regard to current activity and happenings in the community.

Mr. James and Mr. Spitler explained an issue between the City and Washington Township related to the township project widening Paragon Road. Approximately 400 feet of the roadway project is under the joint jurisdiction of the City and Washington Township. Staff has been working to procure right-of-way from the two Paragon Road homeowners who have property within the city limits. The intent to donate right-of-way agreements have been signed by the homeowners, and they are in the process of getting signatures on the deeds. Washington Township received funding from OPWC for the Paragon Road project and apparently did not include the City on the application. When the Township was asked if they would include this section with a change order with the City paying for its portion within the City limits, the request was declined. Staff was told that the City could work out something with the contractor, Barrett Paving, on its own. Mr. James, Public Works Director, has been trying to negotiate with Barrett for the completion of the project.

Staff had been working with the Township for the past six months and had provided a cost estimate for the Township's share, so it was a surprise when Washington Township stated that it had not budgeted the \$40,000 for its portion of the roadway adjacent to these two properties. Last week it was suggested that the City could wait until a future point and apply for a joint grant for a third phase of the project. Mr. Horn contacted Ms. Lightle to ask her to reconsider, because it was the understanding that the Township would include the roadway in front of these two properties and public safety is a concern. It was decided to wait to see if Ms. Lightle responds to Mr. Horn within the next week.

Mr. Feverston compared the previous and current sets of Preliminary Development Plans submitted by Cornerstone Developers. He shared the 2011 Preliminary Development Plan for Cornerstone North that was approved by City Council in August 2011 and that expired in August 2012. He explained that there was a true Village Center on the original plans. The property was zoned Residential-Planned Development and Business Planned Development with Overlay district standards (with form-based development which requires certain design standards in order to create a neighborhood look and feel). Last Friday, Robert Hall, on behalf of Cornerstone Developers, Ltd., resubmitted Preliminary Development Plans for Cornerstone North and South in one application. The two applications need to be kept separate; there are some other omissions so the application is considered to be incomplete. In discussing the old and the new plans, Mr. Horn explained that the village center is now zoned straight Business-Planned Development and the Office area is strictly O-PD with no overlay. Mr. Hall also filed a Rezoning Application for the Residential Planned Development. At this time, about one-third of the total acreage is proposed to be residential – probably for multi-family apartments. The quality is not the same as it was in 2011. The members of Council concurred that the village center is important for the development and that their desire is to have a unique look and a quality feel. Mr. Feverston and Mr. Horn will be meeting on Thursday, February 7 with Mr. Hall, who is doing work for Mr. George Oberer on the project. Mr. Horn will convey to Mr. George Oberer, Jr. that Council is reluctant to spend public money toward public infrastructure improvements for a lesser quality project.

Mr. Horn reported that he had spoken with Mr. Bill Serr who expressed an interest in becoming a member of the Planning Commission. There is currently an opening because Mr. Jim Brunner recently resigned due to a serious health issue. Mrs. James will send Mr. Serr an application and the forms that need to be filled out.

Reporting that the Planning Commission tabled the variances on Tuesday, January 28, 2013, Mr. Feverston gave an update on the proposed Dewey's Pizza. Dewey's Pizza needs to complete some preliminary engineering work in order to get the project moving and submit a letter of commitment for employee parking behind Cross Point Church. The Planning Commission's concerns included protecting the neighbors, ensuring the creation of pleasing aesthetics, and managing stormwater drainage. Mr. Scot Rogers of Tilsley Architects will be meeting with Mr. Feverston soon. Council requested that Mr. Liberman write a legal memo explaining proper procedures for members who recuse themselves from a meeting because of a conflict of interest.

Mr. Horn noted the proposed Wellness and Tobacco usage policy that the City is considering. The City tries to promote healthy lifestyle choices for employees and is considering a program of not hiring new employees that are tobacco users for benefit-eligible positions. It has been shown that tobacco usage increases health insurance costs.

Some agenda items were not covered at the Council Retreat of February 2, 2013. Council took the opportunity to discuss a possible reorganization of the Council Chambers which was constructed in 1973. Mr. Beals was of the opinion that the Council Chambers should be updated for better utilization of space. It was decided that money is an issue, and Council will not pursue this matter at this time. A second podium was made this past year so that citizens can address Council from the center of the room particularly with controversial topics.

A brief discussion followed concerning the Lifestyle Community Overlay District and potential areas where it could be used. Staff will research possibilities for this type of zoning.

Council felt that the Washington Township Fire Levy was a topic worthy of further consideration.

The State of the City will be held on Monday, February 11 at 6:00 p.m. in the Training Room at the Centerville Police Headquarters. The State of the City broadcast will begin at 6:15 p.m.

Approved C. Mark Kingseed  
C. Mark Kingseed, Mayor

Debra A. James  
Debra A. James  
Clerk of Council