

Centerville City Council
Work Session Meeting
April 8, 2013

TIME: 6:00 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmembers: John Beals

Doug Cline

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 Douglas Spitler

Assistant to the City Manager Jennifer Wilder

Assistant to the City Manager Kristen Gopman

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Residents: Jack and Diane Wysong

Mrs. Kenley moved that Council convene into Executive Session to discuss litigation and personnel. Mr. Beals seconded the motion. A roll call vote resulted in six ayes in favor of the motion. After no official business was conducted, Mr. Compton moved that Council adjourn out of Executive Session. Mrs. Kenley seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mrs. Amy Korenyi-Both will be appointed to the Planning Commission for a term of four years, and Mr. Phil McLaughlin will be reappointed to the Sister City Committee for a term of three years at the April 15, 2013 Council Meeting.

Mr. Cline left the meeting at this time.

Mr. Feverston reviewed the Record Plan for Centerville Mill located at 7991 Clyo Road. He explained that the replat of the property is to accommodate the expansion of the Centerville Climate Storage lockers which has several buildings on the adjoining property to the east. This replat would include the creation of a public cul-de-sac and the subdivision of 115 Compark Road to create a parcel on the south end of the lot. This record plan affects two lots—Centerville Mill and Dayton Wire and Wheel. A private storm sewer would need to be relocated outside the public right-of-way or be established as a private easement should it remain in the right-of-way.

The Planning Commission at its March 26, 2013 meeting, recommended approval for a record plan to Council subject to the following ten conditions:

1. Prior to recording of the plat the applicant shall either relocate the private storm sewer from the public right-of-way or enter into a license agreement to allow for this encroachment subject to approval by the City Attorney. All fees associated with the license agreement shall be paid by the applicant.
2. A private easement shall be established and labeled on the record plat for the private storm sewer should it remain in the public right-of-way.
3. Execution of a Subdivider's Agreement is required with the City of Centerville.
4. In lieu of construction of the required improvements prior to the recording of the plat, a performance bond is required. The bond amount is based upon the engineer's estimate, which shall be submitted by the developer for approval by the City Engineer. The estimate is for the construction of the required public improvements including earthwork, storm sewer, pavement, sidewalk, traffic control, and erosion control.
5. A one-year maintenance bond in the amount of 10 percent of the performance bond amount shall be required when the public improvements are complete and the performance bond is released.
6. The applicant shall provide review and inspection fees per Section 1214 of the Centerville Municipal Code in the amount acceptable by the City Engineer.
7. Detailed plan review comments from the Engineering Department shall be incorporated into the construction plans including the final grading and erosion control plans subject to approval by the City Engineer.
8. The applicant's report, *Geotechnical Engineering Investigation for a Cul-De-Sac Extension to Compark Road*, prepared by CBC Engineers dated December 20, 2012 shall be incorporated into the engineering design of Compark Road, subject to approval by the City Engineer.
9. Detailed plan review comments from the Washington Township Fire Department shall be incorporated into the construction plans including plans for water lines and fire hydrants, subject to the approval of the Washington Township Fire Department.
10. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency and firefighting purposes shall be provided.

Mr. Horn mentioned that Compark Road is in a target area for which staff is interested in making roadway improvements. There are approximately 20 such roadways in the City. The City would pay

1/3 of the costs to make this roadway improvement happen. The Record Plan will be before Council on Monday, April 15, 2013.

Mr. Horn reported that the Centerville Garden Club is interested in installing a Blue Star Memorial bronze marker near the entrance of Stubbs Park. He has spoken with Gus Vitali of the Veteran's Committee, and he supports this project. Council is in favor of moving forward. It will take a couple of months to get approval from the Blue Star Mothers and the Ohio and National Garden Clubs. The bronze marker will be mounted on granite.

Mr. Horn informed Council that the solicitation letters had gone out to businesses for the Enhancement Project for the Veterans Memorial. The City and Township are contributing \$10,000 and the goal is to raise \$15,000 publicly. To date there have been minimal contributions.

Mr. Horn noted the following topics:

- o Mr. Brian Martin, the new Executive Director of the Miami Valley Regional Planning Commission will be at City Hall on Tuesday, April 9 at 3:00 p.m. to meet staff and elected officials. All are invited to come to be introduced.
- o The dredging of the lake at Yankee Trace has been completed.
- o He gave a brief update that staff had met with Mr. Walt Minch with regard to the property bounded by Social Row, Paragon and Sheehan Roads. Mr. Minch is still in the process of fine tuning his development concept. He is planning a senior lifestyle community and is expressing that he could agree to a two-story maximum building height. He is exploring some other issues and has met with Steve Feverston to discuss the R-1c Lifestyle Community Overlay zoning classification. The Lifestyle Community Overlay zoning classification is in place at Yankee Trace. With the zoning classification of Residential-Planned Development, the density could be 6 units per acre. R-1c with a Lifestyle Community Overlay could be approximately 4 units per acre. With the Lifestyle Overlay, staff would have additional control and tighter architectural standards. The development would be consistent and complement the current theme and look of Yankee Trace.

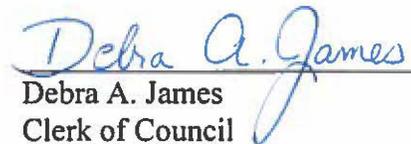
Mr. Liberman explained that Mr. Minch had filed an application to amend the zoning map for the area discussed above to Residential Planned Development (R-PD). The property currently has an R-1c, Single-Family Residential classification with an NR, Neighborhood Residential Overlay. On March 26, 2013, the Planning Commission denied the motion to recommend the proposed R-PD rezoning to Council. Council can adopt, deny or modify the Planning Commission's recommendation. Council concurred to move forward and proposes to modify the Planning Commission's recommendation with regard to the rezoning of the Residential Planned Development. Council is supportive to introduce an ordinance for the zoning amendment to be set for public hearing at the May 20 Council Meeting.

Mr. Beals gave details of how to help support The Centerville-Washington Township Historical Society through shopping at a local Kroger store. If designated as a recipient, the Society receives the donation of a percentage of the purchase from Kroger's every time an individual swipes a Kroger Plus card.

Fire Chief Bill Gaul was scheduled to give Council an update but was not feeling well. The following individuals entered the meeting at this time: Mrs. Joyce Young, Mr. Tom Zobrist, Deputy-Chief Jim Niehard, Captain Scott Kujawa, Dr. Norm Fogel, and Dr. Tom Akers. Mr. Horn had sent a memo to Chief Gaul ahead of time concerning the three documents that Chief Gaul had provided for Council. The three documents are the 2010 Strategic Plan, the 2013 Integrated Risk Management Plan/Standards of Cover, and the 2013 Self-Assessment Manual. These documents were developed by the Washington Township Fire Department, and Chief Gaul asked for a Resolution endorsing all three documents, as part of the accreditation process. Caption Scott Kujawa is the Accreditation Manager. Council had invited Chief Gaul and his staff to come in to discuss the concerns listed in Mr. Horn's memo.

1. *Response times.*
2. *No response time comparisons to other area fire departments.*
3. *Conflicting comments regarding property tax revenue decline vs. property tax tables included in the documents.*
4. *Conflicting comments regarding staffing stability and whether it truly is a problem, and if so, to what degree.*
5. *Switch from 71 to 99 service demand zones. I question the reasoning for this, since the service area continues to become more populated.*
6. *Call processing time. No apparent attempt to discern between call processing times for the Centerville Police Department vs. the Montgomery County Sherriff's Dispatch Center.*
7. *Annual review process. Two visits per year to City Council by Fire Department management. It seems like an excellent idea; when is this practice supposed to start.*
8. *New fee revenue collection service mentioned, but no collection fee percentages stated.*
9. *Station 41 staffing changes seemed to have provided the greatest response time benefit. Seems like the focus should be on continuing to improve staffing from this centralized location where the greatest benefit is derived for response times.*

Discussion followed relative to manpower and activities of the Washington Township Fire Department. It was stated that it is their intention (WTFD) to give Council an update twice a year at a Council Work Session starting in July of this year. They suggested the months of July and December.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor