

Centerville City Council
Work Session Meeting
August 5, 2013

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmembers: John Beals

Douglas Cline

Paul Gresham

Belinda Kenley

Jim Singer

Clerk of Council Debra James

City Manager Gregory Horn

Finance Director Steven Hinshaw

City Planner Steve Feverston

City Engineer Douglas Spitler

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Citizens: Joy Brush

Louis Duchesneau

Diane and Jack Wysong

Phil Whittaker

Mr. Horn explained that a Resolution ratifying the action of signing the Eighth Amendment between the City and Yankee Trace Development, LLC will be on the agenda for August 19. This is in regards to Great Traditions/Highlands, Section 4 which is the last parcel for development in Yankee Trace. This agreement will provide the City with a first mortgage on 10 of the 16 lots and a second mortgage on the remaining 6 lots. The City will receive full payment for the property (4+ acres) when 10 of the 16 lots are sold. This agreement is an adaptation of what was done in the past and protects the City. Mr. Horn felt it was an acceptable compromise.

Mayor Kingseed, who is on the Board, gave an update concerning Hithergreen Center. There have been discussions regarding making the seniors' program a part of the Washington Township recreation center. Mrs. Young (Township Trustee) has noted that there are some major maintenance issues with the current building which is an old school. Major expenses will be needed to be incurred for items such as air conditioning and a new roof. The Township bought the school building from the Centerville Schools in 1994, but they have not charged the Hithergreen Center rent. A plan has been put forward to add Hithergreen Center to the next Rec Levy for funding, four or five years from now. Mayor Kingseed feels this would increase the burden for property taxpayers; he would prefer to partner with St. Leonard, Bethany or another entity. Mrs. Kenley made a suggestion regarding legislative action with Ohio's House Bill 300 that might be helpful. It provides a funding mechanism that allows local governments to implement facility upgrades and pay for the project with the energy savings over a 10-30 year period. She will email the information for Mayor Kingseed.


Mr. Horn reported that repaving of the golf cart paths has begun and there has been an issue with the bridges. The contractor has been using mats to disburse the weight of loaded asphalt trucks crossing the bridges. The resurfacing will probably take about a week. He reiterated that the front nine golf cart paths are the ones being resurfaced this year.

Mr. Compton advised that the Mayor's Committee to Study Intergovernmental Relations will be on the agenda for August 19, 2013.

Mr. Feverston shared with Council the background information regarding the Appeal for All About Kids Daycare located at 1300 West Social Row Road across from Yankee Trace Drive. He reported that the fence along Reid Rizzo Way was not installed in the location shown on the approved construction drawings. The fence was set 2' back from the curb, rather than 10'. Two serious concerns are sight distance and clear zone width. The roadway will eventually be used for access for the adjoining properties, so it is a public roadway. Mr. Davis' Appeal is on the agenda for the following Special Council Meeting on this date.

Mr. Beals announced an Open House/Public Participation Meeting to be held on Monday, August 19, 2013 at the MVRPC's Main Office downtown. The Federal Department of Transportation will be present to hear citizen's comments and answer questions from the public, local officials and special interest groups.

Mr. Compton made a motion to convene into Executive Session regarding litigation. Mr. Beals seconded the motion. A roll call vote resulted in seven ayes. After no official business was conducted, Dr. Gresham moved that Council adjourn out of Executive Session. Mrs. Kenley seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor