

Centerville City Council
Work Session Meeting
September 9, 2013

TIME: 7:00 P.M.

PLACE:

Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmembers: Douglas Cline

Paul Gresham

Belinda Kenley

James Singer

Clerk of Council Debra James

City Manager Gregory Horn

Finance Director Steven Hinshaw

City Planner Steve Feverston

Assistant City Planner Andrew Rodney

Public Work Director Robert 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

Citizens: Louis Duchesneau

Diane and Jack Wysong

John Palcher

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

Council will have three additional applicants for Planning Commission to interview on October 7, 2013 and one applicant for the Board of Architectural Review. Council concurred to reappoint Sherry Leighty and Tom Wheeler as members of the City Beautiful Commission for three year terms.

Ohio Representative Jim Butler was present at this meeting to update members of Council and Staff on activities in Columbus. He discussed the following issues:

- An update on the Budget that was passed
- The tax reform package
- Medicaid and education
- House Bill 5 – Tax Uniformity Bill
- Sales tax – TIF (Tax Increment Financing)

- Special JEDD's
- Urban townships
- Outlawing special elections

Fire Chief Gaul, Mr. Tom Zobrist and Mr. Tom Akers entered the meeting at this time. Council had requested that representatives of the Washington Township Fire Department come to a Work Session twice a year to keep communications open. Chief Gaul mentioned that for 2014, they would aim for early in the year and September. He explained that, in the last three years, the department had increased staffing at four of the stations, before passing a handout of the *Re-Accreditation Report* dated June 2013. He noted that a third Party was used to compile the document, so that a thorough evaluation was done in preparation for the application for re-accreditation with the Commission on Fire Accreditation International, CFAI. He reviewed the recommendations for the next five years included in the report. Discussion followed relative to future activities of the Fire Department. Chief Gaul stated that he will plan to come in February 2014 to give Council its next update.

Mr. Feverston reported on the Appeal that was filed by Mr. Jeff Zimmer against a decision by the Planning Commission requiring a screening wall, in lieu of the required 10' buffer yard, on the east property line at the Shops of North Village, located at 6230 Far Hills Avenue. Planning Commission approved a Major Site Plan for this one acre property, the location of the former KFC restaurant. The Shops of North Village will include retail uses such as a coffee shop, yogurt shop and sandwich shop. The KFC building has been taken down. Six variances were requested originally and were approved, some with conditions.

Mr. Zimmer's appeal asks to eliminate the landscape wall that was required as one of two conditions for the approval of variance for the east buffer yard. Mr. Feverston explained that the wall screens the Villager Apartments and Village South neighborhood from headlights, noise and activity on the business property. The Planning Commission said that if the current wall came down, it would need to be replaced. This Appeal will be on the September 16 Council Meeting agenda.

Mr. Spitler explained that there will be four pieces of legislation on the September 16 Agenda from the Engineering Department. As part of its approval process for funding, ODOT requires preliminary legislation. The following projects are planned for years 2014 through 2018:

- Microsurfacing on Far Hills at Alex-Bell Road – 2014
- ODOT Bridge Maintenance – 2015
- Resurfacing a Portion of S.R. 48 from Franklin Street to I-675 – 2016
- Upgrading Traffic Signal System Project – 2018

Mr. Cahall noted that Council needs to appoint two members to serve on the Tax Incentive Review Council for Greene County with regard to funding for the Cornerstone project. Mrs. Kenley and Mr. Beals will be appointed with Mr. Brooks Compton as the Alternate Member. Additionally, Mr. Cline will not be seeking re-election in November, and he is a member of the TIRC for Montgomery County for the Miami Valley Hospital South TIF. Mrs. Belinda Kenley, Mr. John Beals and Mr. Brooks Compton as the Alternate Member will be

appointed to the TIRC for Montgomery County. These appointments will be an agenda item for the September Council Meeting.

A Special Council Meeting is being called for Monday, September 23, 2013 at 8:00 p.m., to consider the Final Development Plan, Phase 1A for Cornerstone North. The meeting will begin at 8:00 p.m.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor