

Centerville City Council
Work Session Meeting
October 14, 2013

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmember: John Beals

Doug Cline

Paul Gresham

Belinda Kenley

James Singer

Clerk of Council Debra James

Acting City Manager Steven Hinshaw

City Planner Steve Feverston

Planner Andrew Rodney

Public Work Director Robert James

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Citizens: Angela and Scott Colwell

Ed Donovan

Teresa Hiatt

Lynn Rogers

Mr. Feverston reviewed the Preliminary Development Plan filed by Centerville Development Group, LLC. The property is 65 acres and located at Sheehan, Social Row and Paragon Roads. The Planning Commission recommended approval to City Council with 14 conditions at their September 24, 2013 meeting. The developer is proposing, as a future phase, single family detached residences for the northern portion of the property. The PDP is for the southern half of the property, and it defines the senior living community which will be consistent in character with Yankee Trace. It includes attached 21 quad units (84 homes total) and the Randall Residence which is a care facility with a memory unit, independent living apartments and assisted living apartments. The property is zoned R-1c with a Residential Lifestyle Community overlay, and the amenities and attractiveness of Yankee Trace will be required, including mounding, horse park fencing, landscaping, open vistas, appropriate architecture, decorative lighting and similar signage.

Dr. Gresham entered the meeting at this time.

It is anticipated that the developer would break ground in the spring-summer of 2014. The developer would be responsible for widening Sheehan and Paragon Roads but not Social Row Road. It is the intent that this development would be part of the Yankee Trace community. This Preliminary Development Plan will be an agenda item for the October 21 Council Meeting.


Dr. Hinshaw explained that three versions of the Solicitation Ordinance were included in Friday's packet. Discussion followed as governmental entities struggle to balance one's privacy

rights versus a group's first amendment rights. Mr. Liberman indicated that the City could pass a new ordinance or simply remove the one that is currently on the books. Under the current law, the Police Department cannot offer any sort of protection because they don't have the authority. Council concurred that at the October 21, 2013 Council Meeting, the Solicitation Ordinance would be re-tabled to February 17, 2014 and that this Solicitation Ordinance would be a Council Retreat Item in early February 2014.

Dr. Hinshaw reviewed the Council Agenda for Monday, October 21.

Dr. Gresham made a motion to convene into Executive Session regarding Economic Development and Personnel. Mr. Compton seconded the motion. A roll call vote resulted in six ayes. The first topic regarding economic development was to consider confidential information related to economic assistance involving public infrastructure improvements directly related to an economic development project. The executive session was necessary to protect the interests of the expenditure of public funds to be made in connection with the economic development project. Mr. Horn entered the meeting during the Executive Session. 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 appoint Mr. Kevin Von Handorf to the Planning Commission for a term of four years. Mr. Robert Lentz will be appointed to the Stormwater Drainage Task Force. These appointments will be made on October 21.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor