

Centerville City Council
Work Session Meeting
November 18, 2013

TIME: 7:30 P.M.

PLACE: Centerville Municipal Building
Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Doug Cline
Paul Gresham
Belinda Kenley

Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Steve Feverston
Public Works 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

Louis Duchesneau
Diane and Jack Wysong
Captain Mark Casey
JoAnne Rau
John Palcher

Ms. Wilder reported that she was recommending only a few minor changes for the 2014 Golf Fees, Rules and Regulations for the Golf Club at Yankee Trace; no rule changes were included. Two ordinances will be considered by Council in the next weeks – an emergency ordinance and a regular, non-emergency one. The emergency ordinance is needed so that rates are known to individuals making purchases for holiday gifts. She stated that a full presentation will be made at the public hearing in December for the non-emergency ordinance.

Mr. Horn communicated that Council had received an email from Mr. Mark Webber, inviting them to do a radio interview on Saturday, November 23, at 7:00 a.m. on News Talk Radio WHIO on “Garden Talk” regarding the Wilmington Pike and Feedwire Road development. It was determined that Mr. Horn, Mr. George Oberer, Jr., Mr. Siebenthaler, and Mr. Cahall would attend this taping.

Mr. Feverston explained the Cornerstone North Final Development Plan, Phase 1A with Amendment 1 for which the Public Hearing is being held at the following Council Meeting. The revision is needed to accommodate the Costco Wholesale footprint and parking field. Phase 1A is

approximately 35 acres; it includes the Costco site and eight outlots at the corner of Wilmington Pike and Feedwire Road. The Developer will be grading about 100 acres on the south and west parts of the property at 5300 Wilmington Pike. At its meeting on Tuesday, October 29, 2013, the Planning Commission recommended approval of the amended final development plan, subject to 23 conditions.


Mr. Horn noted that Mrs. Hope Taft of the Heritage Garden Committee and a member of the Little Miami River Kleeners, is planning to attend the following Council Meeting. Her group has concerns regarding potential pollution problems from stormwater runoff from the Cornerstone Development. Mrs. Taft wanted adherence to new LEED standards for property. These standards would be above and beyond the requirements of the City's Unified Development Ordinance. Mr. Oberer would have the capability and option of meeting some of the standards, and Staff could encourage him to exceed the City's standards.

Discussion was also held regarding the landscaping – especially the uniform look of the mounds along Wilmington Pike and Feedwire Road. Staff wanted a commitment upfront from Mr. Oberer for a quality look early in the process so the irrigation system, the larger trees and mounding would be done consistently and within a reasonable amount of time. Shrubbery and flowers could be handled by a landscape bond. Mr. Feverston stated that a year should be a reasonable amount of time for the completion of the landscaping improvements.

Mr. Horn reported that, each year, the City enters into a service agreement with the Montgomery County Public Defender to provide legal services for indigent individuals. This coming year the fee will be \$173.56 per case. In 2013 it was \$168.50 per case, and in 2012 it was \$163.59. These changes reflect a three percent annual increase. The Resolution to enter the agreement is on the Agenda for the following Council Meeting.

Mr. Horn gave a brief update on House Bill No. 5, the tax reform bill, that passed the House pretty much along party lines and is moving quickly to the Senate. State Representatives Jim Butler and Richard Adams voted against the Bill.

Mayor Kingseed recused himself from this part of the meeting, as he has a conflict of interest. He stated he would rejoin Council at regular Council Meeting in the Council Chambers which was to convene shortly. Captain Mark Casey explained that there were issues with the liquor permit for Tres Amigos dba MacDiggers Pub. A related estate has not been finalized, so there are concerns about who is going to run the business and who the owner of the liquor license will be. Mrs. James will send in the form to Request a Hearing. Mr. Liberman will contact the Ohio Liquor Bureau.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor