

Centerville City Council
Work Session Meeting
August 9, 2010

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed
Deputy Mayor Douglas Cline
Councilmembers John Beals
Brooks Compton
Paul Gresham
Belinda Kenley
James Singer
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Steven Feverston
Public Works Director Robert James
City Engineer Douglas Spitler
Assistant to the City Manager Jennifer Wilder
Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman
Mr. Robert Kenley, Resident and President, Chardonnay Valley Homeowners
Association

Mr. Beals serves on the John P. Kalaman Committee and wanted to remind Council of the 13th Annual Memorial Golf Tournament which is to be held on Monday, September 13, 2010. Mr. Beals inquired if there is interest from Council in playing in the golf tournament. Council will pay for a Hole Sponsorship.

Mrs. Kenley recused herself from the next part of the meeting. Mr. Feverston explained a preliminary development plan that has been submitted by Graham Parlin, HPA Development Group, Inc. for the Chardonnay Valley area, located along the north side of East Alex-Bell Road between Loop Road and Clyo Road. Mr. Feverston gave a review of the history of the Chardonnay Condominium Development that was approved by City Council in 1987. Ten detached condominium homes were built before the project stopped. It was explained that the site is in a stream valley and includes steep terrain. The new development would be known as Brookstone Terrace. The existing ten homes would remain independent of Brookstone Terrace. The single family homes being considered are ranch homes with some lots having walkout basements.

There are three phases in the proposed project. Phase 1 would include the completion of homes on the vacant lots in the area of the existing developed properties on Chardonnay Drive. Phase 2 would be residential development on the western hillside. Phase 3 is the northeastern portion of the site with an undetermined type of development.

Problems that the Developer needs to address include ownership issues especially with the right of this developer or any future homeowner to use and modify property owned by the Chardon Valley Homeowners' Association. Mr. Singer asked Mr. Liberman to give Council his opinion as to whether the Applicant has the ownership rights necessary to proceed with this application. Mr. Beals noted that 8 out of the 10 homeowners are for this plan. As a part of the Developer's package, HPA promised to repair the streets and to dredge the pond.

On July 27, 2010 the Planning Commission, by a split vote of 2-2, recommended denial of this request. The staff recommendation was approval with nine conditions and the Planning Commission added two conditions with regard to the ownership issue and parkland dedication. Mr. Feverston stated that this preliminary development plan will come before Council.

Mrs. Kenley reentered the meeting at this time.

Mr. Regis Lekan, Mr. Joe Drayer and Mr. Ken Hahn entered the meeting at this time. Mr. Joe Drayer had written an email to the attention of Council with regard to mosquito problems along the Village South drainage ditch. Mrs. Wilder contacted the Montgomery County Public Health Department after CJ Thrower and Mr. Horn walked the ditch and took photographs on Friday, July 23.

Mr. Hahn asked about putting out a letter with photos to inform the homeowners of their obligations. Mr. Horn offered to have City crews weed wack the stream bed 3 or 4 times a year if the homeowners were doing their part to mow the majority of their properties. Mr. Lekan noted that there are two separate issues – one is property maintenance and the other is mosquitoes. By mowing down to the ditch and weed wacking the ditch, sunlight and increased air flow would help to dry the area.

With a PowerPoint presentation, Mr. Horn showed that the majority of homeowners are not doing preventative maintenance along the ditch. Mrs. Wilder advised that the Public Health Department stated that it works from a disease perspective rather than a nuisance perspective. It already has four adult traps along the Village South Ditch. When counts are high enough, the County uses a gel that is placed only on standing water, but it vanishes at the first large rain.

Council recommended that a letter be sent to South Village residents within a week or so that would include the public service announcement from the County advising how to control mosquitoes. The City will weed wack a 3-4 foot width of the ditch 3 to 4 times a year. The County will do one treatment at no cost to the City with the larvacide. The City will continue to work with the County to do testing and staff will continue to monitor the standing water area.

Mr. Feverston briefly reviewed the Record Plan that has been submitted to establish an Easement Plan for the Centerville Kroger Plat, located at 1095 South Main Street. The Planning Commission, by unanimous vote, recommended approval of the Record Plan to City Council at their July 27, 2010 meeting. This will be on the agenda for the Council Meeting of August 16, 2010.

Mayor Kingseed mentioned that he had met with Mr. Connor of the Connor Group with regard to signage. Mrs. Wilder explained a safety issue concerning air conditioning

units at the Villager Apartments. Mr. Heck and Mr. Dan Sammons are working on this issue. The owners of the apartment complex have until Wednesday to resolve the issue.


Mayor Kingseed advised that he had met with Mr. Scott Paulson, Trustee, who conveyed to him that the Trustees are in agreement to budget \$150,000 of the .7 inside millage that the City gives to Washington Township annually for projects that benefit both jurisdictions. Mr. Paulson stated that the trustees would be willing to sign a five year commitment. Mr. Bob Surdyk, legal counsel, will look over the possibility of an agreement. Mr. Paulson also discussed the Paragon Road improvement issue. The township is willing to move forward with the eminent domain option as they have been trying to get the cooperation of the property owners to no avail.

Mr. Horn explained that he tried to encourage Marti Goetz, of Miami Valley Innovations, to have a neighborhood informational (Open House) meeting concerning the supported living home on Concept Court. The Police Department meeting room is available on August 25 or 26.

Mr. Liberman explained with regard to the Dille litigation that both parties will be filing briefs for the next sixty days. He anticipates it will be four to five months before there is any action with regard to the case.

Staff presented an updated review of our Community Reinvestment Area legislation and practices.

An email was received from a gentleman that had played in the band (Kim Kelley Orchestra) Sunday evening, August 8, 2010. He was concerned about the group gathering signatures before the concert at Stubbs Park. Mr. Horn will reply to this gentleman's email.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor