

Centerville City Council  
Work Session Meeting  
Monday, April 3, 2017

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building – Law Library  
Mayor Brooks Compton  
Deputy Mayor Belinda Kenley  
Councilmembers John Beals  
Mark Engert  
John Palcher  
JoAnne Rau  
Bill Serr  
Clerk of Council Carin Andrews  
City Manager Greg Horn  
Finance Director Jonathan Hudson  
Economic Development Administrator Nathan Cahall  
City Planner Andrew Rodney  
City Engineer Jim Brinegar  
Assistant to the City Manager Kristen Gopman

The work session meeting began at 6:35 P.M. Mr. Beals announced that he will not be present for the work session meeting on April 10<sup>th</sup> or the meetings on April 17<sup>th</sup>.

Mr. Horn gave updates on the following items. There have been unproductive communications with Spectrum (Time Warner) about the loss of internet service which resulted in substantial loss of revenue for the golf course in September and October 2016. Matt Hollis, Counsel for the Ohio Department of Taxation has informed Mr. Horn that the Letter of Determination related to the Cornerstone Tax Increment Financing has been finalized. To date Mr. Horn has not seen these documents. The status of the Brown Road improvements may be impacted on the information provided in this decision. Also, the bids for 2017 concrete repair and street resurfacing have been received and the projects are moving forward.

The Kroger fuel station at Cornerstone was discussed. City Engineer Jim Brinegar explained that a retaining wall has been constructed along the Feedwire Road. The wall was erected without permit or notification to the City, the contractor has explained it was needed for the construction of curbs. According to the contractor, the site was to be pad ready when construction began on the Kroger fuel center; however, there was excessive dirt left on the construction site and perimeter mounds were located incorrectly. Mr. Brinegar is working with the developer and contractor to come to a solution.

The by-law revisions for the First Suburbs Consortium of Dayton, Ohio, submitted by Jack Jensen, Executive Director were reviewed. A discussion about the history of the group was held, and Council concurred that the updates were agreeable. A resolution will be prepared and placed on the April 17<sup>th</sup> Consent Agenda.

Mr. Rodney gave a presentation regarding the submitted appeal by Miami Valley Hospital South on the Final Decision of the Planning Commission for the Major Site Plan. The

appeal specifically requests that the following condition be eliminated:

“A Traffic Impact Study and financial commitments acceptable to both parties as to improvements that are required.”

The reality of how the proposed 170,000 square foot, five floor addition including 336 new parking spaces will substantially affect the traffic for Cloyo Road, Wilmington Pike and I-675 were outlined by Mr. Brinegar. The responsibilities of a major developers' contribution to roadway improvements within the city was discussed. The use of the Cornerstone traffic study is not an accurate means in defining the impact that Miami Valley Hospital South will have on traffic, or the responsibility for roadway improvements for the hospital. Mr. Horn spoke about a recent meeting with Miami Valley Hospital and a proposed negotiation of a determined contribution amount in lieu of and up-front payment. Public Works' careful planning with the projects to improve Wilmington Pike successfully created good traffic flow, and we do not wish to see that degrade.

After the submission of numerous applications Ms. Gopman reported that the grant for the elevator in the City building has been received and legislation will be before Council at the April meeting.

Mr. Horn communicated information about The Grove at Yankee Trace and moving forward with the sanitary improvements. The developer is experiencing a gap in funding and is requesting that special assessment financing be increased or that funds from the City be provided.

Mr. Hudson reported on the revenue from income tax payments that have been received to date in comparison to previous years.

At approximately 8:10 P.M. Mrs. Kenley made a motion to convene into Executive Session for the discussion of personnel, Mr. Engert seconded the motion. Litigation as listed as an agenda item was not discussed due to Mr. Liberman, counsel for the city, not being present at this evening's meeting. Vote resulted in 7 ayes. After no official business was conducted, Mr. Engert made a motion to move out of Executive Session, and it was seconded by Mr. Palcher. The motion passed with a 7-0 vote.

The meeting was adjourned at 9:45 P.M.

Approved:

  
Brooks A. Compton, Mayor

  
Carin R. Andrews, Clerk of Council