

Centerville City Council
Work Session Meeting
Monday, April 10, 2017

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building – Law Library
Mayor Brooks Compton
Deputy Mayor Belinda Kenley
Councilmembers Mark Engert
John Palcher (by phone)
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
Public Works Director Doug Spitler
City Engineer Jim Brinegar
Human Resources Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman

The work session meeting began at 6:35 P.M. Mayor Compton announced that there would be no Finance Committee report as listed on the agenda because Mr. Palcher was absent from the meeting due to his wife having surgery. Mrs. Kenley made a motion to convene into Executive Session for the discussion of personnel and the interview of a potential committee member. Mrs. Rau seconded the motion. The motion passed with a 5-0 vote.

At approximately 7:00 P.M. after no official business was conducted, Mrs. Rau made a motion to move out of Executive Session. Mr. Engert seconded the motion and it passed with a 5-0 vote.

Mr. Horn reported to Council on the following items:

- Currently a 9-1-1 fee is on all residents' phone bills; however, a new fee from the Regional Dispatch Center is being proposed for the funding of the existing 9-1-1 Coordinator. Kettering, Englewood, Huber Heights, and Centerville do not utilize the regional dispatch center and oppose this additional cost being passed along to their jurisdictions.
- The Montgomery County Environmental Services fees are expected to increase substantially with the recently announced \$724 million in necessary upgrades. Options for well fields supplying the southern suburbs were discussed.
- Today, Mr. Horn had a communication with Matt Hollis, Counsel for the Ohio Department of Taxation regarding the final Letter of Determination related to the Cornerstone Tax Increment Financing. He reported that "unofficially" it appears that the new Letter of Determination will not be as favorable as the City had hoped. Council may be faced with the issue of appealing the decision. Mr. Horn

expressed strong reservations about settling any significant financial issue with the Cornerstone developer until the final determination has been received. Mayor Compton shared he had received a voice mail message from Mr. Hollis that stated Centerville should have the final letter at the end of the week.

- The wall constructed at the Kroger fuel station at Cornerstone has been taken down. The contractor is going to reshape mounds and place them where they were supposed to be.
- The Centerville Police union will probably be certified by the State Employment Relations Board in the next few weeks.
- At a recent meeting of Mayors and Managers, a representative from AT&T made a presentation about small cell facilities and stated the company's desire to work with municipalities.
- The Solid Waste District held an emergency meeting to discuss newly proposed by-laws. External forces seem to be pushing for change in the County's solid waste disposal.
- The City has received a request to change the name of Bethany Commons Trail to Yankee Commons Trail. This street is a private roadway.
- The status of the Centerville Police bike patrol, motorcycle officer and canine officer were discussed, along with the importance these programs have in the community.
- Mr. Horn and Mr. Hudson continue their unsatisfactory contacts with Spectrum regarding the loss of internet service at Yankee Trace last fall. Spectrum assured Mr. Horn a resolution of the issue would be proposed by Friday, March 31. There has been no response to date.

Mrs. Gopman reported on the Summer Concert series. Sponsorships and contracts are being finalized this week for the 2017 season.

Human Resources Manager Jennifer Wilder updated Council on hires and seasonal jobs that are available in the City.

At 8:00 P.M. Council took a brief recess. When the meeting reconvened at 8:10 P.M., Mr. Serr recused himself from the meeting, Mrs. Wilder and Mrs. Gopman left the meeting at this time.

Council discussed the appeal by Mr. Van Atta of the City Planner's denial of a Certificate of Zoning Compliance for the Linden House expansion at Bethany Lutheran Village. The denial stated that the construction documents submitted March 8, 2017 did not sufficiently reflect the approved exterior design and architectural materials palette approved by the Centerville Planning Commission on March 28, 2017. This appeal will be heard at the Planning Commission meeting on April 25, 2017.

Mr. Rodney presented information for the Preliminary Development Plan for Savannah Place. Charles Simms Development proposes 22 duplex buildings on 14 acres (3.14 units/acre) along Yankee Street, south of the Commons at Yankee Trace. Unit prices will be in the range of \$300,000 and up. New homeowners in this development will have Special Assessment Financing for ten years. The proposed development received a positive reception from the Yankee Trace Homeowners Association and strong support from Bethany Commons' residents. The location

of entrances and roadways indicates that there will be no vehicular connectivity to Bethany Commons Trail. The Public Hearing for the Preliminary Development Plan will be held at the April 17, 2017 Council meeting.

Mr. Engert inquired concerning the status of "The Grove" at Yankee Trace. According to Mr. Cahall, the bid for the sanitary work will not be able to be awarded at this time due to funding issues for the developer.

Mr. Charles Graham will be honored as a retired member and longtime Chairman of the Board of Architectural Review. With this vacancy, the BAR members have nominated Mr. Ed Ross as the new Chairman. Council concurred.

The vision for the park at Cornerstone and the interested parties were discussed. At the work session meeting on March 22, Oberer Developers stated no interest in having responsibility for the ownership and/or maintenance of the park, while tenants of the development have seen this park as a qualitative value for locating at Cornerstone. Ultimately, this green space will not be a regional park, but more "passive park." Council aired concerns and voiced opinions that the park space needs a managing authority. Expanding the Master Property Owners Association, creating a community authority and committing city funding were discussed. Mr. Cahall suggested preparing a "matrix" for the park to include opportunities, grants, etc., and for Council to vet. The Cornerstone park will be added as an agenda item for the work session on April 24, 2017.

At 9:50 P.M., Councilmember Palcher joined a discussion, via teleconference, regarding the Sugarcreek Township Settlement funds of \$542,000. Mr. Horn expressed strong reservations about distributing these funds before the final Letter of Determination has been received. The City Manager noted that six major issues regarding the Cornerstone Development remained unresolved. He listed them as follows:

1. Park ownership and maintenance.
2. Establishment of third-party funding and how it is to be designated going forward.
3. Whether to issue more debt for the development at this time.
4. Phase IV – Happy Meadows bulk land sale.
5. Department of Taxation – Letter of Determination.
6. \$542,000 Settlement from Sugarcreek Township.

Mr. Horn stressed that these six items represented potentially millions of dollars and that the City would be well served to get as many of these issues as possible resolved when considering the \$542,000 payment issue. He explained his concerns about each item and the negative long-term and short-term financial consequences that the City could incur.

The Mayor articulated that the settlement with the Bellbrook Fire and EMS was a major step forward for the City. Mayor Compton raised the issue of the \$542,000 payment received from Sugarcreek Township a few months ago and whether it should be used to resolve outstanding differences with the Cornerstone developer.

Mr. Horn recommended that no settlement payment be made to the developer at this time. He also noted that the City's attorney concurred with his recommendation.

After considerable discussion, Mayor Compton felt the Cornerstone developer played a key role in getting the fire service issue with Sugarcreek Township resolved and that we should make the payment and settle some of the outstanding items. Council concurred that they wish to resolve this issue. Mr. Palcher, via a conference call, voiced his support for a settlement.

Mr. Horn stressed the enormous efforts involved of the last ten years bringing Cornerstone to fruition. He complimented the entire staff for the countless hours spent attempting to uphold Centerville's standards for this development.

At approximately 10:20 P.M. Mr. Engert made a motion to convene into Executive Session for the discussion of personnel for an update on the potential employment of a city employee. Mrs. Kenley seconded the motion. The vote resulted in 5 ayes. Since Municipal Attorney Scott Liberman was not present, the litigation listed as an agenda item was not discussed. After no official business was conducted, Mrs. Kenley made a motion to move out of Executive Session, and it was seconded by Mrs. Rau. The motion passed with a 5-0 vote.

The meeting was adjourned at 10:45 P.M.

Approved:


Brooks A. Compton, Mayor


Carin R. Andrews, Clerk of Council