

Centerville City Council
Work Session Meeting
April 4, 2016

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building – Law Library
Mayor Brooks Compton
Deputy Mayor Belinda Kenley
Councilmembers: Mark Engert
John Beals
John Palcher
JoAnne Rau
Bill Serr
Clerk of Council Carin Andrews
Finance Director Steven Hinshaw
Economic Development Director Nathan Cahall
City Planner Andrew Rodney
City Engineer Jim Brinegar

Mrs. Rau made a motion to convene into Executive Session to consider the appointment of a public official; Mr. Beals seconded the motion. The roll call vote was 7-0. At such time, after no official business was conducted, Mr. Engert motioned to move out of Executive Session, and Mrs. Rau seconded the motion. A roll call vote showed 7 ayes.

Beginning about 7:10 p.m., Mr. Rodney explained a request for a Conditional Use Approval for a drive-up window and lanes at First Financial Bank, 5361 Cornerstone North Boulevard. Drive-thru lanes are prohibited for uses other than restaurants in B-PD zoning districts. At its meeting on March 29, the Planning Commission recommended approval of the Conditional Use Application without conditions and approved the major site plan for the bank. A public hearing for the Conditional Use Application will be held during the Council Meeting on April 18, 2016.

Mr. Rodney discussed the record plat for Liberty Collision at 928-940 E. Franklin Street. Liberty Collision recently purchased the property and would like to do significant internal and external renovations. Brent Fraley, of Fraley and Fraley, requested the replat, because the existing building sits across the property line of two contiguous lots. Both the Planning Commission and staff recommended approval.

Mr. Rodney also reported on an appeal of a decision of the Planning Commission by Robert Hall of Cornerstone Developers for Shoppes III of Cornerstone North. As a condition of approval of the major site plan, the Planning Commission required public access to Cornerstone North Boulevard for each business in Shoppes III in order to encourage pedestrian connectivity with the Village area. Mr. Hall filed an appeal of that part of the Planning Commission's decision. The appeal will be on the Council Agenda on April 18, 2016.

Discussion turned to the proposed hotel between Cornerstone North Boulevard and Wilmington Pike. Illustrations of a Hilton Home2 Suites, a “contemporary, hip, eco-friendly” extended stay facility, showed a four-story structure with 97 rooms. It would include a fitness center and pool. The building was within the maximum height limits, with the exception of an illuminated beacon, a brand identification architectural feature on the top of the structure. The beacon, not permitted in Centerville, would require a variance. Noting that many of the concerns of the City staff expressed at the pre-application meeting had not been addressed, Mr. Rodney described the features and basic architectural design of the hotel. The plan will be before the Planning Commission at its meeting on April 26.

Mrs. Rau recused herself for discussion regarding the electric generation supply agreement to be negotiated by the Miami Valley Communications Council for its member cities. Dr. Hinshaw explained that being in this alliance has allowed significantly lower rates per kilowatt. Mayor Compton inquired about the amount of difference between participating in the co-op and seeking an individual contract. Mrs. Rau returned to the Law Library at approximately 7:30 P.M.

Tokoyo Restaurant, located at 4431 Feedwire Road, submitted an endorsement request for a liquor license transfer as an economic development project. Council discussed the request and had no objections.

Dr. Hinshaw reported on the notification the City received recently from Cornerstone Developers requesting the private portion of the Phase III Cornerstone Boulevard Infrastructure Improvements be funded through Special Assessment Financing. The developer asked that the City either delay or cancel the bid award with Double Jay Construction until financing details could be worked out. This project will be put on hold until further consultation with the City Attorney.

The City received a public records request for a copy of the proposed Ordinance to proceed with the construction of infrastructure improvements at Yankee Trace Woods along Paragon Road. The Ordinance authorizing Special Assessment Financing for infrastructure at the proposed subdivision is set for public hearing on April 18, 2016.

Dr. Hinshaw shared information regarding an upcoming ballot initiative. Council discussed the timing for placing an item on the ballot and communicating the need for additional funding to Centerville residents. Council talked about printing a special edition of the *Town Crier* or changing the timing of the quarterly publication. Utilizing social media was also suggested as an effective means of disseminating information to residents.

John Palcher said the Financial and Long Range Planning Committee had scheduled a meeting, and he will report back to Council after that.

A brief meeting with Council will be arranged with Planning Commission to discuss the multi-family units proposed for Cornerstone.

Mr. Beals inquired about the number of Councilmembers who were considering the Sister City trip to Germany in 2017. Three members expressed interest in the Bad Z portion of the trip only.

Carin R. Andrews
Carin R. Andrews, Clerk of Council

Approved: Brooks A. Compton
Brooks A. Compton, Mayor