

Centerville City Council
Work Session Meeting
April 11, 2016

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building – Law Library
Mayor Brooks Compton
Deputy Mayor Belinda Kenley
Councilmembers: Mark Engert
John Beals
JoAnne Rau
Bill Serr
Clerk of Council Carin Andrews
Finance Director Steven Hinshaw
City Planner Andrew Rodney
Public Works Director Doug Spittler
City Engineer Jim Brinegar
City Attorney Scott Liberman
Human Resources Jennifer Wilder
Assistant to the City Manager Kristen Gopman

The meeting began at 6:30 P.M. It was announced that the scheduled Long Term Financial Planning meeting for 5:15 P.M. had been canceled. Officer John Davis and Sgt. James Myers of the Centerville Police Department presented situational safety training. At approximately 7:30 P.M. upon their arrival, the Planning Commission members joined Council in Council Chambers for a segment of the safety training.

Mayor Compton welcomed the members of the Planning Commission—Paul Clark, Amy Korenyi-Both, James Briggs, James Durham, Bill Etson, Robert Muzechuk and Kevin Von Handorf. The Mayor explained that the purpose for the joint meeting was to give the Planning Commission the opportunity to discuss with Council some of the upcoming development projects in the City.

Andrew Rodney reported that the proposed housing project on the former Showcase Cinema site for 250-280 luxury apartments was currently on hold. With regard to the apartments for Cornerstone Phase IV, Mr. Rodney explained that he had communicated via email with The Fortus Group after the presentation to Council about areas of concern. The density proposed for this project, 24-27 units per acre, would be much higher than any apartments developed in Centerville. While working within the parameters of the UDO, the Planning Commission wanted guidance from Council regarding what Council felt was an appropriate density. In this planning stage, Council communicated that the development of the park must be addressed.

Mr. Clark expressed concern that, if an overlay was approved, there would be no density limit. Mr. Rodney stated Fortus was considering “Neighborhood Center” overlay zoning. The plan had common areas such as work out rooms on the ground floor giving the apartments a storefront atmosphere. A discussion was held regarding how this high density environment is being marketed, and the appeal to the young professional population. Drawing this group to live in Centerville will create a gateway for them to make their homes long term in the Centerville community.

Mayor Compton relayed that Council was comfortable with the “urban” feel of the development, and the developer seemed willing to work with City on details.

At 9:15 P.M., Council concluded the joint meeting with the Planning Commission with the agreement that it would meet again with the Planning Commission after some of the Councilmembers visited Fortus developments in the Cincinnati area.

Mr. Rodney presented to Council the information on the Montgomery County Land Reutilization Corporation Planning Grant Agreement. The City received a \$17,500 grant; the City’s share will be \$5,800. This grant will fund a study for Centerville Place to be conducted by the Kleingers Group and Market Metrics. A steering committee made-up of individuals from Staff, Council, Planning Commission and Developer Groups will work with the consultants.

Because of a request by Cornerstone Developers to change the type of financing for the private infrastructure improvements, Mr. Horn discussed the necessity for Council to repeal Resolution 24-16 and rescind the offer that was awarded to Double Jay Construction. The change will delay the project by two to three months raising concern about completion by the end of construction season. Starting over with the bid process also will affect the completion of waterlines needed for Shoppes III.

Mr. Horn reported a records request had been made regarding the Yankee Street widening project.

Mr. Liberman shared that the agenda for the next Council meeting will include up to five resolutions for the acquisition of property for the remainder of the Wilmington Pike rights of way.

Mr. Serr made a motion to convene into Executive Session to consult with the City Attorney on pending court action. Mrs. Kenley seconded the motion. A roll call vote was taken with six ayes. At such time after no official business was conducted, Mrs. Kenley motioned to move out of Executive Session, and Mrs. Rau seconded the motion. The motion passed with 6 ayes.

Mayor Compton reported on the Bellbrook Chamber Breakfast that took place on April 7th and the Cabela’s grand opening on that same date.

Mr. Beals discussed the information that was shared at the last Miami Valley Regional Planning Commission meeting.

Mr. Engert commented on the crumbling sound barrier walls along I-675 and asked to have Engineering bring that to the attention of ODOT.

The meeting was adjourned at 10:20 P.M.

Approved: 
Brooks A. Compton, Mayor


Carin R. Andrews, Clerk of Council