

Centerville City Council
Work Session Meeting
November 14, 2016

TIME: 6:00 P.M.

PLACE: Centerville Municipal Building – Law Library
Mayor Brooks Compton
Councilmembers John Beals
Mark Engert
John Palcher
Bill Serr
Clerk of Council Carin Andrews
City Manager Greg Horn
Finance Director Jonathan Hudson
City Planner Andrew Rodney
Economic Development Administrator Nathan Cahall
Public Works Director Doug Spitler
City Engineer Jim Brinegar
Human Resources Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman

Mr. George Oberer – Oberer Developers
Mr. Robert Hall – Oberer Developers
Mr. Chris Conley – Oberer Realty Services
Tremayne Hogue – Dayton Daily News

The meeting began at 6:00 P.M. Mayor Compton introduced the representatives from Oberer Developers. Robert Hall provided an update on the Cornerstone Development Phase IV and Phase V. By the end of January, the restaurants First Watch, Firehouse Subs, MOD Pizza, and Zoup will be completed. Mr. Hall reviewed some of the standing issues that are in the process of being resolved, including right of way dedication, rezoning for the Office Park from Business Plan Development to Office Plan Development, and ownership and maintenance of the park. Mr. Oberer stated that creating a community authority for the maintenance of the park is planned. The timeline for the final development plans for Phase IV and Phase V was reviewed with the developer expecting them to be before Planning Commission in December and Council in January. The addition of 9.76 acres of Phase V to the application is anticipated. The developer also noted an addendum to the traffic study that will be submitted with the Phase IV and V application.

Staff and Planning Commission are recommending rezoning, although the developer expressed concern about timing stating that the proposed zoning may require a conditional use permit. Mr. Cahall clarified to Council that the recommendation for rezoning was based on the multi-family units being moved to the west effecting density. There was a discussion regarding what the developer and Council viewed as the vision for the park. The developer proposes that the vast majority of the park will be done during the completion of Phase IV.

Mrs. Wilder gave the 2016 Yankee Trace review detailing capital improvements and recommended fee adjustments for 2017. She noted Yankee Trace has been named the best golf course in Dayton for the 19th year in a row.


Mr. Horn talked about the proposed Mutual Aid Agreement explaining that this agreement insures assistance to and from other law enforcement agencies in Montgomery County in the event of a major incident in the community.


Mr. Hudson reviewed the Capital Improvement Program. Mr. Spitler assisted in explaining some of the road projects that are anticipated for the next five years. Council concurred that one more work session meeting dedicated to budget review will be needed.

Mr. Horn reported that the final determination from the state Department of Taxation was received regarding the Greene County/Sugarcreek TIF. Mr. Horn, Mayor Compton, and Mr. Hudson will be meeting with the Greene County Auditor to stress the necessity for the law to be followed regarding the proper TIF funds being granted to Centerville.

It was recommended by Mr. Horn that Council enact legislation for a moratorium in order to allow time to make changes in regulations for the placement of small cell towers with the City's right of way.

Mayor Compton adjourned the work session at 9:30 P.M. The next meeting of Council will be a work session on November 21, 2016 followed by a regular Council meeting at 7:30 P.M.

Approved: 
Brooks A. Compton, Mayor


Carin Andrews, Clerk of Council