

Centerville City Council
Work Session Meeting
February 9, 2015

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building
Mayor Mark Kingseed (via skype)
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Paul Gresham
Belinda Kenley
John Palcher
JoAnne Rau
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Andrew Rodney
Public Works Director Douglas Spitler
Assistant City Engineer John Sliemers
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Citizens: Louis Duchesneau

George Oberer, Robert Hall, Chris Conley and Paul Howe were present to discuss whether it would be possible to locate a hotel along Wilmington Pike prior to having the client spend additional funds to move forward. A three story-hotel was proposed along Wilmington Pike, north of Dille Drive in Cornerstone North.

Mr. Conley gave a history of changes to the development plan for this phase. The initial Preliminary Development Plan had a hotel situated along Wilmington Pike. Mr. Conley asked what had changed and why the developer couldn't go back to the original approval. He questioned why the amended Development Plan, moved the location of the hotel to the site inside the ring road. Mr. Conley said their client would build only on a location fronting Wilmington Pike. He pointed out that \$2,000,000 of TIF payments would come to the City over a thirty year period.

Mr. Rodney explained that the revised Preliminary Development Plan passed in October 2013 eliminated a significant portion of the village center Village and did not include a hotel fronting on Wilmington Pike. The plan was changed in order to accommodate Costco, as Cornerstone requested. The shift substantially changed the layout of the entire village center. Angling the Costco orientation impinged into the village center overlay and hid the area that was meant to be a unique central feature of the development. The Planning Commission and staff are opposed to a hotel at this location.

Discussion followed. Staff felt the village concept would not flow as it had initially and that it would be difficult to recover the impression of a quality walkable community center that was desired. Staff also verbalized concerns regarding general obligation debt, if different phases of the development were started piecemeal, too quickly. They felt Phase I should be built out and funding should be stabilized before proceeding with additional phases.

Council was not opposed to a hotel on the proposed site, per se. Specific details would be important. It was reiterated that the City would have a commitment to first class quality and that any proposal would need to meet the requirements of the development agreement.

Mr. Rodney gave a brief staff report on pending items from the Planning Department for the upcoming Council Meeting on February 16. A public hearing will be held for a Conditional Use Approval of a drive- thru window and lanes for banking, pharmacy and online ordering for groceries. Planning Commission recommended approval of the Conditional Use application with a vote of 7-0. Also on the agenda will be record plats for two areas of Cornerstone North. One is for Chick-Fil-A, Section One, Lot 1A, and the other is for Shoppes I, Cornerstone Section Four. For Chick-Fil-A, Planning Commission recommended approval with no issues. City Council tabled the replat for the Shoppes I at the January 12, 2015 Council Meeting, because a question remained about the width of the right-of-way along Wilmington Pike. Mr. Rodney recommended tabling this record plan for a second time until right-of-way along this western boundary of the parcel is finalized. Additionally, the continued public hearing for the Phase II Final Development Plan for the area east of the Costco site will be on the agenda. Mr. Rodney noted that the Traffic Impact Study had been received and that the City's engineering firm, LJB, Inc., was reviewing it. LJB would need to approve the study before staff could recommend moving forward on the FDP at the February 16 meeting. As the final item, Mr. Rodney explained the proposed Parking Fee-in-Lieu ordinance, a text amendment for the Unified Development Ordinance. Information on this proposal will be in Council packets prior to the meeting on February 16, 2015.

Dr. Gresham made a motion to convene into Executive Session regarding Personnel and Litigation. Mrs. Rau seconded the motion. A roll call vote resulted in six ayes. After no official business was conducted, Mrs. Kenley made a motion to adjourn out of Executive Session. Mr. Beals seconded the motion. The roll call vote resulted in six ayes.

Mrs. Wilder explained that we have an employee who was deployed for military duty. She reviewed the policy in the Personnel Manual and Section 9 of the Pay Ordinance. Council concurred not to change the Ordinance or policy and concurred to make the employee whole with regard to the difference in his City wages and military pay and allowances. Under Section 9 of the City pay ordinance the City Manager's actions in executing any Employment Agreements are ratified on an annual basis.

Staff had met with Mr. Yancy Deering, a Consultant with Yancy Deering Communications. He was present and gave Council an overview of his firm. Council will talk with one or two additional firms at the next Work Session.

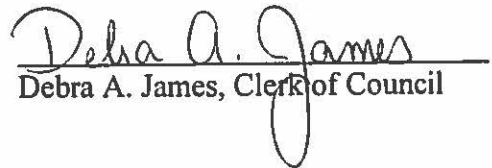
There may be a need to start the Council Work Session on Monday, February 16 at 6:00 or 6:30 p.m.

Mr. Compton announced that Council was in agreement to put the Wilmington Pike Request for Proposals on the Council Retreat Agenda for April 11, 2015.

In response to a question, Mr. Horn shared with Council that he had received a phone call from a parent who was very concerned about safety at the crosswalk at Weller Elementary School on Sheehan Road. She reported an incident where a driver had a near miss with several children and an adult guard. Mr. Horn reported that staff had earlier contacted Mr. Wanamaker, Public Works Director at Washington Township, asking if the township would help fund a possible relocation or replacement of the school's flasher lights. Mr. Wannamaker declined the request. Mr. Horn contacted Ms. Lightle by email about three weeks ago and had not received a response.

Approved


C. Mark Kingseed, Mayor


Debra A. James, Clerk of Council