

Centerville City Council
Work Session Meeting
March 23, 2015

TIME: 5:15 P.M.
PLACE: Centerville Municipal Building
Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Belinda Kenley
John Palcher
JoAnne Rau
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Andrew Rodney
Public Works Director Douglas Spittle
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman
Engineering Consultant, LJB, Inc.:
Scott Knebel, via phone
Oberer Representatives:
George Oberer, Jr.
Bob McCann
Bob Curry
Chris Conley
Robert Hall

Nathan Cahall discussed a potential ED/GE program application to be ratified by Council on April 6 for the expansion of AeroSeal in Centerville.

Greg Horn discussed Todd Duplain's revisions to a city letter. Scott Liberman said he thought the changes were accurate for content.

Greg Horn discussed Kim Williams' offer to donate some property in downtown Centerville to the City. Mr. Horn stated the donation could provide some value for parking or redevelopment.

Mayor Kingseed welcomed the guests from Oberer & Company and expressed optimism that all parties were working toward a high quality development. He stressed the role of the council in a city-manager form of government.

Discussion concerning Wilmington Pike roadway improvements followed. Mayor Kingseed asked Scott Knebel about the difference in cost due to phases. Mr. Knebel clarified the three phases of Wilmington Pike improvements as Phase 1. Dille Drive to Feedwire Road, Phase 2. I-675 to Brown Road, and Phase 3. The I-675 interchange. Dille Drive to Feedwire Road and

the I-675 interchange will be done in 2015. Mr. Compton asked Mr. Knebel if all the Wilmington Pike improvements should be completed with the big box developments, and Mayor Kingseed asked about the cost. Mr. Knebel replied that the Wilmington Pike improvements should be made and estimated \$5.0 million for Phase 2 of Wilmington Pike in 2016. Mr. Knebel presented information on the number of trips and prorated the total based on the full build-out of the development. Bob Curry then asked to provide information and distributed a presentation prepared by Oberer & Company /Cornerstone Developers, Ltd.

Mr. Curry led a discussion of the presentation including goals of the meeting, background on Phase II from the Development Agreement. He highlighted sections 6.2, 6.7, and 13.1. He then discussed the Second Amendment to the Development agreement highlighting section 6.2 and said both parties acknowledged a gap in Phase I. With regard to Phase II development, Mr. George Oberer said his engineer does not think Wilmington Pike improvements are necessary. Mr. Curry went on to discuss the city's additional condition for the final development plan for Phase II of Cornerstone North, saying it was an unreasonable condition. He suggested the City approve the Phase II Final Development Plan without this condition, phase-in Wilmington Pike improvements, and accept financial responsibility for accelerating costs. Mayor Kingseed clarified that Mr. Oberer was saying that the Phase II development could proceed without the Wilmington Pike improvements. Mr. Curry said that was a correct understanding. When Mr. Bob McCann said the City should take full responsibility for Wilmington Pike costs, Mr. Horn disagreed. Mr. Knebel also countered by citing the impact of Phase II traffic on Wilmington Pike. Mr. Oberer referred to their Traffic Impact Study. Mr. Knebel said lane configuring had been discussed since 2011, and the infrastructure phases had remained the same.

Mayor Kingseed asked how far apart the parties were financially. Mr. McCann stated figures are unable to be finalized, given Sugar creek Township's outstanding TIF. Mr. Curry stated that the developer was not to pay for the full cost of the project. Brooks Compton clarified that the developer was okay with no Wilmington Pike improvements, even when Phase II development starts. George Oberer agreed, but said Phase III would help the situation financially.

Other issues related to the approval of the Final Development Plan were outstanding. Mr. Curry went back to the presentation to discuss Condition #14 for the Final Development Plan. He also discussed the uncertainty regarding the Sugar creek TIF including legal options. Mayor Kingseed said there were several other open issues that could be resolved later.

Mayor Kingseed urged everyone to work out the issues and offered to talk again in April.

Because of the Neighborhood Meeting at Miami Valley Hospital South, Mayor Kingseed adjourned the meeting about 6:45 p.m.


Steven Hinshaw, Finance Director

Approved


C. Mark Kingseed, Mayor