

Centerville City Council
Work Session Meeting
April 6, 2015

TIME: 5:00 P.M.

PLACE: Centerville Municipal Building

Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: 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 to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

The Final Development Plan for Phase 2 of Cornerstone North was on the Council agenda at the following meeting. This agenda item was tabled at the previous meeting because of unresolved issues related to the Traffic Impact Study and the funding needed for Wilmington Pike roadway improvements. Mr. Scott Knebel, Traffic Engineer from LJB, Inc., joined the meeting via phone as the City's consulting engineer for issues related to the Traffic Impact Study. In attendance representing Oberer Developers were Mr. George Oberer, Mr. Robert Hall, Mr. Robert McCann, Mr. Robert Curry, Mr. Chris Conley, Mr. Robert Matko, Mr. David Oakes and Mr. Tim Lowe.

Discussion began with Mr. Knebel explaining options for the phasing of the roadway improvements on the Wilmington Pike corridor that were needed due to the proposed development in Phases 2 and 3 of Cornerstone North. Mr. Knebel recommended not upgrading the entire Wilmington Pike corridor at this time. He felt the improvements should include widening Wilmington Pike from Dille Drive to Village Center Drive, widening the southbound lane from Old Whipp Court to the entrance ramp for I-675 and constructing the associated medians. The improvements to be deferred were north of Village Center Drive. The estimate for the currently recommended Wilmington Pike improvements was \$2 – 2.7 million plus or minus, which would include engineering costs, contingencies and all right-of-way costs.

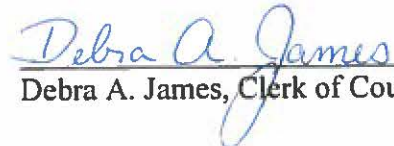
After some discussion of funding, Council concurred to amend Item #18 of the conditions for approval of the Cornerstone North Final Development Plan, Phase 2. The revised condition will require a memorandum of understanding or an amendment to the development agreement prior to the recording of the plat for the area. Condition #16 will be taken out. It will also be noted that Oberer Developers has agreed to take the disclaimer out of the Traffic Impact Study. Oberer Developers agreed to advance \$800,000 advance to go towards the costs of the Phase 2 interior improvements (serving Krogers and Cabela's) plus agreed to limit their Phase 3 interior improvement needs

(northward extension of Cornerstone North Blvd.) to \$350,000 at this time.

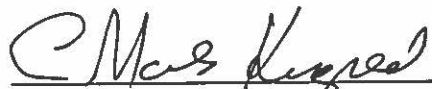
Also discussed were the decorative intersections on Cornerstone North Boulevard, the zoning issues around the Village Center and the number of variances needed for buildings along the ring road. The Oberer contingent asked about the possibility of rezoning the Village Center. Chris Conley suggested rezoning to B-PD with the conditions the City would like to see. Mayor Kingseed was open to finding a solution for the issues raised by the developer in order to create a smoother working relationship.

Mr. Horn reported on the following items:

- Mr. Jim Brinegar, City Engineer, started with the City on this date.
- Replacing the chiller unit at Yankee Trace required unexpected additional costs.
- Ornamental street lights need to be replaced at a projected cost of \$150,000 – \$200,000. These are located mainly south of Franklin Street on S.R. 48. The poles are rusting at the bases prematurely, so Public Works has started taking them down. We should have a firm proposal for replacements within about 30 days.


Debra A. James, Clerk of Council

Approved


C. Mark Kingseed, Mayor