

Centerville City Council
Work Session Meeting
August 1, 2011

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed
Deputy Mayor Doug Cline
Council Members John Beals
Brooks Compton
Paul Gresham
Belinda Kenley
James Singer
Assistant Clerk of Council Julia Weaver
City Manager Greg Horn
Finance Director Steven Hinshaw
Public Works Director Rob James
City Engineer Douglas Spitler
Assistant City Engineer John Sliemers
City Planner Steve Feverston
Economic Development Administrator Nathan Cahall
Assistant to the City Manager Jennifer Wilder
Municipal Attorney Scott Liberman

Scott Knebel, LJB, Inc., Traffic Consultant

Mr. Cline made a motion to convene into Executive Session to consider Personnel. Mr. Beals seconded the motion. A roll call vote resulted in seven ayes. After no official business was conducted, Mrs. Kenley moved that Council adjourn out of Executive Session. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

At the Council Meeting of August 15, 2011, Council is willing to consider the appointment of Mrs. JoAnne Rau to the Planning Commission for a four-year term, the appointment of Mrs. Krista Hopkins to the Arts Commission for a three-year term, the reappointment of Marilou Enslein and Kim Engelman to the City Beautiful Commission, and the reappointment of Marilyn Hoback to the Sister City Committee.

Mr. Feverston welcomed the representatives of Cornerstone Development who had come to the work session to answer questions and familiarize Council with the Preliminary Development Plans for Cornerstone North and South. Present were Mr. George Oberer, Jr., Mr. Greg Smith, Mr. Mark Costandi, Mr. Chris Conley, arborist Robert Siebenthaler, and Kevin Bohman and ^{Paul} John Goodhue of CESO. Mr. Oberer gave an overview of the broad base of his company, founded in 1949, as a land developer for commercial and residential properties and as property managers for retailers and apartments. He shared how he got involved with Cornerstone, before going over the details of the eight sub-areas within Cornerstone North. He

and Mr. Smith presented the conceptual layout of the development and the phasing of the work, along with the architectural elements, materials, scale and general feel of the proposed retail, restaurant, hotel, office and park areas. Preserving the trees has been a major issue. Mr. Oberer noted the difficulties in maintaining the wooded feel of the area when many of the best trees are on the perimeter along Wilmington Pike, where they will be cut for roadway improvements. Undulating mounds with landscaping and 4-6" caliper trees will border much of Wilmington Pike and Feedwire Road to help to recreate a wooded impression of the area.

Mr. Oberer made a similar presentation for Cornerstone South which will be office sites along Miami Valley Drive East running between Wilmington Pike and Clio Road. Work will be done in phases starting from Clio Road and moving westward. Council is strongly committed to the connection of Miami Valley Drive East from Clio Road to Wilmington Pike. Discussions continue with Mr. Lofino and Hope Church for right of way on the western end of the plan. Some commercial parties have expressed interest in the office sites in Cornerstone South and networking has created synergies for the area which could generate activity as early as 2012.

Mr. Siebenthaler answered questions and explained the situation with trees in Cornerstone North. He discussed the results of his tree inventory showing that the best trees had been harvested, that trees are more sparse on the interior of the property than on the perimeter and that 43% of the trees are ash and thus susceptible to the emerald ash borer. He compared the tree plans of Bear Creek and Cornerstone and shared that some trees will be saved at the corner of Wilmington Pike and Feedwire Road, at the southeast perimeter near I-675, and along the stream that runs diagonally through the property from northwest to southeast.

Another important consideration is widening the roadways to handle the increased traffic. City Engineer Doug Spitler discussed the phasing of the changes required as the development progresses, including signalization points, medians, traffic lanes, turn lanes and the impact on businesses such as Cracker Barrel, BP and Shell where right of way will be needed. Representatives of LJB, the City's traffic engineering consultant, are working with CESO, the Oberer engineering consultant, to make interim changes which may delay until a later phase of the development the need to rebuild the I-675 bridges to accommodate the number of traffic lanes needed. The spaces between the bridge piers for the overpasses of I-675 will accommodate a limited number of the additional lanes. For changes around Cornerstone North, as much as possible, the right of way will come from the Dille property for the additional roadway required on Wilmington Pike and Feedwire Road. Authorization of a grant application for funding the widening and upgrades on Feedwire Road is expected to be on the agenda for the Council meeting on August 15, 2011. Several jurisdictions are expected to participate in the application including Greene County, Montgomery County, the City of Centerville and possibly Sugar Creek Township.

When Mayor Kingseed asked Mr. Oberer if he was comfortable with the conditions of the Planning Commission, Mr. Oberer answered in the affirmative. Progress on many of the items has been ongoing since earlier Planning Commission meetings. Cornerstone Developers is hoping to break ground yet this fall and build momentum into the spring. A financing plan and a development agreement are among the next priorities. The Preliminary Development Plans for

Cornerstone North and Cornerstone South will be on the agenda for the Council Meeting on August 15, 2011.

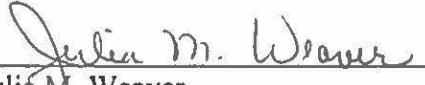
Mr. Horn announced a groundbreaking ceremony for the Cancer Center at Miami Valley South Hospital on Friday, September 30, 2011.

Mr. Horn shared the need for a decision soon on DARE funding for this school year. In light of looming budget cuts in Local Government Funding and estate taxes from the State of Ohio, Mr. Horn reluctantly recommended that the DARE program be discontinued, so that the staffing levels of other police activities could remain the same when one of the officers retires later this year. Studies show that the DARE program improves police/student relationships, but there is no definitive data that it changes drug and alcohol use statistics once these children reach high school. The City has run the DARE program for all Centerville City Schools, including the ones in Washington Township, for Spring Valley Academy and for Incarnation School. Cutting the program would save approximately \$75,000.00 a year. Two resource officers presently assigned to the schools would remain. Before the next work session Council would like a list of which local schools in the area (especially in Montgomery County) have DARE programs and whether funding is being continued. A decision is needed next week so that the schools may be notified in a timely manner.

Mr. Horn let Council know that he was denying a request for a nativity scene at Benham's Grove during the Christmas season and a request for signs advertising the Dayton Octoberfest at the Art Institute to be posted around town for about a month.

Mr. Horn and Mr. Hinshaw gave a financial report for Yankee Trace. The restaurant has had its second best July in seven years, however it has been a difficult year for the golf course. The extremely wet weather was followed by extremely hot weather. Two Resident Appreciation Nights have been planned at the restaurant—one in August and one in September. Council will have a golf outing and be able to attend the event on August 22, 2011.

The next work session meeting will be Monday, August 8, 2011 at 7 p.m. in the Law Library. There being no further business the meeting was adjourned.


Julia M. Weaver
Assistant Clerk of Council

Approved 
C. Mark Kingseed, Mayor