

Centerville City Council
Work Session Meeting
February 2, 2015

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building
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 to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Mr. Horn and Mr. Cahall reviewed the initial draft of the Ordinance establishing pre-sale inspections. Staff had met with Mr. Gaven Blair and representatives from the Dayton Area Board of Realtors and had looked at other communities where this issue has been addressed. Staff believes there is merit in doing both interior and exterior inspections, because the City has aging housing stock where homes are sold with existing property maintenance violations. Discussion was held on the pros and cons. Mr. Cahall clarified that the inspections would focus on the obvious. Inspections would not generate additional revenue but would protect the community by helping to maintain strong property values. Councilmembers concurred that they are okay with exterior inspections, but they would like to gather more information regarding interior inspections. It was suggested to bring this topic up at the Neighborhood Meeting scheduled for March 23, 2015.

Mr. Rodney reviewed a draft of a Request for Proposals for the Wilmington Pike Land Use and Corridor Plan. The study would define a vision for long-term land use and development along the west side of Wilmington Pike directly across from the Cornerstone of Centerville. The primary study area would involve the addresses of 5041-5371 Wilmington Pike plus the Korean Church. These properties are located from East Whipp Road north to Brown Road. A secondary study area would include all of the properties within 500 feet. The purpose of the study would be to guide: 1) Land use decision making 2) Positive redevelopment and 3) Strategies to maintain current home ownership. After some discussion Council agreed to move forward.

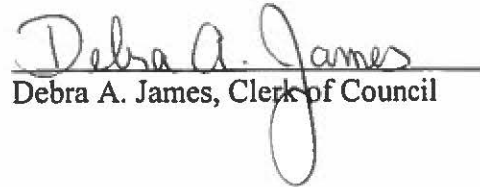
Mr. Horn reported that he and Dr. Hinshaw had spoken to Cynthi Fraley, Executive Director, Hithergreen Center. She anticipated the Hithergreen Center would be moved to the Rec West facility no later than the end of August. At that time, Hithergreen would become a solely-owned subsidiary of Washington Township. The city reduced its funding to Hithergreen starting in 2012, because of the reduction of the Local Government Fund. Council concurred to fund

Hithergreen in the amount of \$37,000, until the move to Rec West.

It was agreed that Mr. Horn and staff would meet with several public relations consultants and will bring in representatives to make presentations to Council at a future Work Session meeting.

Mrs. Gopman reminded everyone that Art at the Trace was Saturday, February 7 at Yankee Trace from 6-9 p.m.

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


Debra A. James, Clerk of Council

Approved 
C. Mark Kingseed, Mayor