

Centerville City Council
Work Session Meeting
June 1, 2015

TIME: 6:30 P.M.

PLACE: Centerville Municipal Building

Mayor Mark Kingseed
Deputy Mayor Brooks Compton
Councilmembers: John Beals
Paul Gresham
Belinda Kenley
John Palcher

Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Andrew Rodney
Public Works Director Douglas Spittler
City Engineer James Brinegar
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Community Resources Coordinator Maureen Russell Hodgson

Residents: Jack and Diane Wysong

Ohio Representative James Butler was present at this meeting to answer questions with regard to the State Budget and pending legislation. He gave an update on issues at the State level and probable changes coming through the legislature.

Mr. Rodney updated Council on the following topics:

- The Wilmington Pike Neighborhood Meeting is scheduled for Monday, July 13, 2015 at the Dayton Korean Baptist Church, 5041 Wilmington Pike from 6:30 to 8:00 p.m. Staff will invite property owners living within 500 feet of the Cornerstone property.
- 2015 Board of Architectural Review Award will be presented at the June Council Meeting. The Centerville-Washington Historical Society will receive the award of Excellence in Stewardship for the Walton House, Aaron Nutt Cottage, Asahel Wright House. Vicki Bondi, Director has been invited to accept the award on behalf of the Historical Society.
- The Planning Commission will review three projects at the meeting on June 30.
 1. Amendment to the Development Plan for The Links at Yankee Trace. Two vacant lots are left in The Links, Section 31. Charlie Simms has an interest in building for Great Traditions and is proposing to use two duplex models that

have been used in the Highlands. He would incorporate additional brick and stone for compatibility with homes currently in the Links. A revised record plan for Legendary Way was therefore also on the agenda.

2. Cornerstone Phase III – Rezoning and Final Development Plan. The developer requested removal of the Community Center Overlay District standards for the Village Center. It is a concern that the submitted Final Development Plan does not show the plans for the adjoining park that must be part of Phase III. Mr. Horn has concerns regarding removing the Overlay District standards.
3. Preliminary Development Plan for Zengel property at 700 E. Alex-Bell. The submission proposed 98 homes in a cottage-style architecture similar to a Ryan Homes development in South Lebanon. The increased density was concentrated in the middle section of the development. Council expressed interest in seeing the subdivision in South Lebanon.

Mr. Horn conveyed that our financial reserves are dropping, because of the impact of State of Ohio budget cuts to cities and continued slow economic growth. Our streets are deteriorating to the point where it is necessary to look at revenue enhancement methods for the future. It was suggested to put articles in the Town Crier to inform residents of the City's need to look for ways to increase revenue.

Mr. Cahall explained that the Ohio Revised Code allows municipalities to adopt a \$5.00 increase in the municipal motor vehicle license fee for roadway use. The deadline is July 1 for a January 1, 2016 effective date. Mayor Kingseed called a Special Council Meeting for Monday, June 8, 2015, in order to set a related Ordinance for public hearing at the Council Meeting on June 15, 2015.

Council concurred to move forward with a \$2.00 per month increase for waste collection. The last rate increase was in 2006.

Mr. Horn shared that he had met with Mr. Dan Foley, County Commissioner. Mr. Foley invited him to participate on a Charter Development Committee for the "One Dayton" effort to combine city and county government. It is the intent of "One Dayton" to have this issue on the ballot in November 2016, so Dayton could consolidate governmental entities as has been done in Louisville, Kentucky. Council was open to having Mr. Horn participate in order for the City to be informed. Mr. Horn will put a packet of material together for Council background.

Mr. Horn informed Council that late last week ODOT had bid the Wilmington Pike/I-675 Turn Lanes project. The low bid was 19% over the estimate. The project is 80% federally funded and the City had received a \$520,000 grant. Even though the bid was over the estimate by more than 10%, ODOT was not required to re-bid the project. With the additional cost, the City would be responsible for an extra \$135,000. Mr. Horn contacted Mr. Brian Martin at MVRPC and was told, if the City didn't move forward, the project would be cancelled, and the City would be penalized rating

points by MVRPC on future federal funding for projects. He and Mr. Spitler had to make a decision on Thursday and decided to proceed with the project.

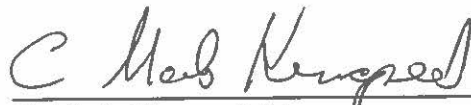
Mr. Yancy Deering, Public Relations Consultant, was present to give Council an update. Discussion was held on how best to proceed.

Dr. Gresham expressed a concern that the menu had changed at The Gallery at Yankee Trace for the Jazz on the Green events. Mrs. Wilder explained the changes were necessary to make Jazz on the Green profitable enough to pay the band. Although the outside tables were reserved every week, minimal food was being ordered. Mrs. Wilder will keep Council updated on Jazz on the Green this summer. Mr. Horn added that Yankee Trace had record-breaking numbers for May.

Mr. Compton made a motion to convene into Executive Session regarding Personnel to consider the reappointment of several commission members. Mrs. Kenley seconded the motion. A roll call vote resulted in six ayes. After no official business was conducted, Mr. Compton made a motion to adjourn out of Executive Session. Mr. Palcher seconded the motion. The roll call vote resulted in six ayes.

Mr. Tom Bankston, Arts Commission, Mr. Allen Nelson and Ms. Judy Hetzer, City Beautiful Commission will be appointed to terms of three years.

Approved


C. Mark Kingseed, Mayor


Debra A. James, Clerk of Council