

Centerville City Council
Work Session Meeting
December 7, 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
JoAnne Rau
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
City Planner Andrew Rodney
Economic Development Administrator Nathan Cahall
Public Works Director Douglas Spitler
City Engineer James Brinegar
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Municipal Attorney Scott Liberman

Mr. Robert Curry and Mr. Bob McCann were in attendance to provide an update on Cornerstone North. Mr. Oberer was not able to attend because of a personal matter. Mr. McCann gave a brief summary of the sales activity, before Mr. Curry passed a handout and explained that his client would like an agreement from the City (Memorandum of Understanding) noting that no future debt issuance would utilize TIF proceeds, prior to the next phase of the development. Mr. Horn clarified that the City locked in an extra \$500,000 to take advantage of low interest rates and cover additional costs. The City did not intend to impact the development agreement or the GAP coverage. Dr. Hinshaw will review the handout and will get back to Mr. Curry.

Mrs. Wilder gave details related to the annual pay rate adjustment and the Pay Ordinances for 2016. Council concurred to approve a 2.00% increase for employees across the board for 2016. Mrs. Wilder also reviewed the proposed minor changes for the personnel manuals for both the regular employees and the employees of Yankee Trace. The updates were minor changes for military pay and Yankee Trace overtime. The two Ordinances on employee pay and the personnel manuals will be considered as Emergency Ordinances on December 21 with the public hearings for the regular ordinances on January 25, 2016.

Mr. Horn brought up the Business First! Program, an economic development initiative designed to retain businesses in Montgomery County. The City recently received the text of the five-year renewal agreement for 2016 to 2020. Staff recommended approval, because the Business First! Program was seen to be very beneficial. It had grown to include much of the Dayton region. Since the deadline for signing the agreement was prior to the next Council Meeting, staff requested that Council consider a resolution ratifying the action of the City Manager in signing the agreement. Council concurred to move forward.

The next agenda item was the Miami Valley Lighting (MVLt) Street Lighting Services Agreement. Mrs. Rau recused herself from the meeting due to a conflict of interest. Following the explanation of the measure, Council concurred to move forward with a resolution on the December 21 Council Meeting consent agenda. Mrs. Rau re-entered the meeting at this time.

Mr. Horn explained that a three-year agreement with the City of Kettering for use of its jail facility to house male prisoners will also be on the December 21, 2015 Council Meeting agenda. The terms of the agreement remained the same as in the past.

Mr. Horn described a situation at Benham's Grove concerning a refund of a wedding deposit. The fiancé requested a refund for a wedding in April 2016. The groom paid the deposit, but has since passed away. Council concurred to refund the full \$1,300, with the check going to the groom's estate.

Staff shared that it may be necessary to have a motion on the Consent Agenda at the next Council Meeting to extend the expiration date for recording the plat for The Grove at Yankee Trace.

Mr. Horn reported staff had repeated issues with an outbuilding on a property in foreclosure in the Fernshire area. By the authority listed in the maintenance code, the building was taken down after proper notifications were made. The cost was assessed against the property. Council held a brief discussion of a couple of houses/buildings in the APD that could be removed to the benefit of the public.

Mr. Compton made a motion to convene into Executive Session for Litigation and Personnel. Mrs. Rau 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. Beals seconded the motion. The motion passed unanimously.

Approved


C. Mark Kingseed, Mayor


Debra A. James, Clerk of Council