

Centerville City Council
Work Session Meeting
January 14, 2013

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor Mark Kingseed
Councilmembers: John Beals
Doug Cline
Belinda Kenley
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
Assistant to the City Manager Jennifer Wilder
Public Works Director Robert James
City Engineer Douglas Spitler
Economic Development Administrator Nathan Cahall

Mr. James explained that The Board of Building Standards has approved the adoption of the 2009 International Residential Code for use in the State of Ohio which became effective January 1, 2013. It is a housekeeping measure, but legislation will be on the agenda as an Emergency Ordinance and well as an Ordinance to be set for Public Hearing. This legislation will modify the City's existing Building Ordinance to reflect the correct edition of the code which was adopted by the Board of Building Standards.

Mr. Cahall noted that we have put together a proposal to contract with the City of West Carrollton to provide building inspection services. They had first contacted the City 1 ½ - 2 years ago, and the numbers didn't work out at that time. This proposal would set up a satellite office at the West Carrollton City Building utilizing primarily our staff and fee schedule. This collaborative effort would benefit our Building Department with additional revenue and would justify a daily operational department. Council is in favor of moving forward with discussions with the City of West Carrollton.

Dr. Hinshaw gave a financial summary for 2012 and reported that every department did very well with operations this past year within the City. The City received \$2 million from estate taxes. Our income tax receipts were up 4.1% and the fund balance will end 2012 at \$12 million. This is coupled with \$1.9 million for Yankee Trace debt retirement. The year 2012 was a great year, but he believes 2012 will be known as the peak year as fund balances will start going down with the budget cuts and the Estate Tax being eliminated.

Mr. Horn gave an update on the Cornerstone of Centerville. He and staff met with George Oberer and his team last week. Mr. Oberer is planning to resubmit his Preliminary Development Plans, since the original submissions have expired. The City is still waiting to hear from the Greene County Common Pleas Court with the final word so that the implementation of a TIF can proceed. Catherine Cunningham (legal counsel) is planning to file a request for a status report with regard to the TIF and to find out why this case is not being finalized. Staff and Council have concerns that the project has been downscaled in terms of quality, especially for the Village Center.

Mr. Horn updated Council on other current items. He apprised Council that Ryan Homes had approached the Zengel Family for a proposed project in a previously undeveloped area of the City. He referenced the Dewey's project located on North Main Street. The variances they are requesting will be on the Planning Commission agenda, January 29, 2013. If the variances are approved, the Board of Architectural Review would then review the Site Plan, and the demolition of the house could move forward. Mr. Horn has pledged still to move forward on tax uniformity but has been somewhat disheartened with the progress of House Bill 601. Representative Butler may not be sponsoring the new legislation. Mr. Horn will be meeting in Tipp City with several elected officials and Senator Beagle with regard to H.B. 601, Tax Uniformity.

Mayor Kingseed asked Council to review the Council Committees and Assignments and to get back with him if they would like to make any changes for the coming year. Also Mrs. James will circulate a draft of the list of retreat items for February 2. A pre-retreat dinner will be held at Sweeney's Restaurant in downtown Centerville.

Mr. Beals shared concerns about the lighting along the west side of State Route 48 between Alex-Bell Road and Incarnation Church and about security at Centerville Schools.

The Centerville Community Improvement Corporation meeting was held at this time. Mr. Cline presided over the meeting as Dr. Paul Gresham, President, and Mr. Jim Singer were not in attendance. It was a very short meeting approving the Minutes and electing Officers for 2013.

Mr. Horn reported on the OneDayton Program, a new non-profit initiative toward regionalism, that County Commissioner Dan Foley is supporting. Mr. Horn is to meet on Tuesday, January 15 with the former City Manager of Oakwood, Mike Kelley, who is serving as a consultant for this effort. The group is in the process of unveiling this three-pronged plan. There is speculation that this could be a county-wide ballot issue in November. Mr. Horn will keep Council updated on this matter.

Approved C. Mark Kingseed
C. Mark Kingseed, Mayor

Debra A. James
Debra A. James
Clerk of Council