

Centerville City Council  
Work Session Meeting  
June 10, 2013

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building  
Mayor C. Mark Kingseed  
Deputy Mayor Brooks Compton  
Councilmembers: John Beals  
Paul Gresham  
Jim Singer  
Clerk of Council Debra James  
City Manager Gregory Horn  
Finance Director Steven Hinshaw  
City Planner Steve Feverston  
Public Works Director Robert James  
City Engineer Douglas Spitler  
Assistant to the City Manager Jennifer Wilder

Residents: Jack and Diane Wysong

Mr. Horn reported that he and Dr. Hinshaw had met with the Sugarcreek Superintendent Keith St. Pierre and Treasurer Kevin Liming on Tuesday, June 4. They explained a proposal of a non-school Tax Increment Financing District for the schools. The TIF can be amended in the future. There is a noticing requirement, so the City would be required to send out notices to the Sugarcreek School Board and the Vocational School Board. An Ordinance establishing a TIF District will be on the Consent Agenda for the June 17, 2013 Council Meeting to be set for Public Hearing. The Public Hearing would be set for July 15, 2013.

Mr. Horn briefly updated Council on the Cornerstone North. A meeting is scheduled with Mr. George Oberer, Sr. and Mr. George Oberer, Jr. It is expected that they will be bringing a draft of the Final Development Plan to the Planning Department by Friday, June 14. Council will review the Plan within the next week or two if it comes in as planned. Mr. George Oberer, Jr. needs to move forward with the right-of-way for the project on Feedwire Road that is eligible to receive an Issue 2 Grant, because the deadline is at the end of June. Since Planning Commission asked Council for preliminary direction on the rezoning of 14 acres in the northeast section of Cornerstone North, discussion followed with regard to increasing the size of the residential area to approximately 41 acres total. Mr. Oberer would have to meet the overlay standards, but there could be a difference in the number of units that would be allowed versus the number of units that Mr. Oberer would want to build. Council will continue this discussion at upcoming work sessions.

Mr. Horn reported the possibility of annexing from Washington Township a single lot where there is interest in razing the building to allow construction of a new business. Mr. Cahall would act as the agent for the annexation. The City would assign a zoning classification of B-2 General Business. A Resolution accepting the Pre-annexation agreement would be on the June 17 Council Meeting agenda. A Special Council Meeting would be needed to pass a Service Resolution and a Resolution regarding zoning buffers. Council concurred to move forward.

Mr. Horn explained a local commercial business developer has talked to staff about purchasing the South Point Medical facility and leasing it to a Dayton company that is proposing to relocate. It would bring 250-275 employees and has an annual payroll of \$15 million. The Company is being pursued by other municipalities and has asked the City to put together a financial incentive package by the end of June. Mr. Horn reported that the City currently has four or five PIR Grants. Council concurred for Mr. Horn to put together a financial incentive package.

Mrs. Wilder reported that three bids were opened today for the golf cart path resurfacing project. All three bids were under the budgeted amount. The work is to be scheduled for the last week in July and three weeks in August where there is a good window of time. She has requested a proposal to verify the weight load on the bridges, since asphalt trucks and pavers will need to go over them. She stated the golf course will remain open, but the work will cease during a large golf outing. The cart paths on Holes 1 through 9 and around the clubhouse will be done this year. Next year the paths around Holes 10 through 18 will be resurfaced. A resolution accepting the bid will be on the Consent Agenda for the June 17 Council Meeting.

Mr. Horn briefed Council on the following topics:

He had spoken to Mr. Joe Schlotman, representative for Dewey's Pizza, who assured him that the Gregg House on the property will be taken down before the Fourth of July.

Donations for the Stubbs Park memorial enhancement project are still around \$3,000, and a decision needs to be made whether to proceed with the display of the artwork that Mrs. Hess is donating. Mrs. Kenley spoke with Mrs. Young about each entity adding an additional \$7,500 as a joint project to supply the funds for the upgrades to the Veterans Memorial. Mrs. Young stated that Washington Township did not have the money, but she would bring this matter up to the Trustees on Monday, June 17. As an alternative, Mr. Beals made a suggestion to group the medallions in the brick area near the seating area. It could be more cost effective. Mayor Kingseed suggested waiting until we hear back from the Trustees to see if they would agree to the additional \$7,500.

Mr. Horn announced that the Terry Lee Goffee Concert (Johnny Cash tribute) had around 1,000 people in attendance. Considering the weather, it was a good turnout.

Mr. Compton asked that the Mayor's Committee to Study Township Relations be an agenda item on Monday, July 1, 2013, so he can share the Committee's evaluation.

Mr. Beals stated that several members were asking for guidance for the Sister City Committee. It is Council's desire not to raise the City's budgeted allowance and to encourage fundraising. Mayor Kingseed will contact Mrs. Mary Pizza, Chair of the Sister City Committee.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor