

Centerville City Council  
Work Session Meeting  
March 5, 2012

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmembers: John Beals

Doug Cline

Paul Gresham

Belinda Kenley

James Singer

Clerk of Council Debra James

City Manager Greg Horn

Finance Director Steven Hinshaw

City Planner Steve Feverston

Public Works Director Rob James

City Engineer Doug Spitler

Assistant to the City Manager Jennifer Wilder

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Mrs. Kenley made a motion to convene into Executive Session regarding Personnel. Mr. Cline seconded the motion. A roll call vote resulted in seven ayes. At such time, after no official business was conducted, Mrs. Kenley moved that Council adjourn out of Executive Session. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes.

Council will appoint Mrs. Mary Scott to the Arts Commission, and they will reappoint Mr. Jim Durham to the Planning Commission and Ms. Sierra Kelly to the Arts Commission at the March Council Meeting.

Mr. Richard Carr, Library Board Member, was present to give Council an update on the proposed access drive behind Woodbourne Library. He thanked Council for its support for the Feasibility Survey which was completed by Choice One Engineering Corporation. The Library is hopeful that the City will continue to be a major participant for funding and oversight for the access drive. Mr. Carr said that Mr. George Wang, the owner of North China Restaurant, is on board with moving forward. Mayor Kingseed noted that The Connor Group has expressed its willingness verbally to donate the land (next to the Villager Apartments) for the access drive. In the discussion that followed, Mr. Carr mentioned that the Library is open to ideas.

Mr. Horn pointed out that it will be the City's responsibility to maintain not only the culvert that would be put in place, but also the roadway, the ditch and the bridge. Ongoing maintenance expenses would be the City's burden. In theory the easement is able to be obtained, but the City would need a formal agreement with The Connor Group. Because of the tight

budget and some general concerns, Council will take actions related to the access drive one cautious step at a time.

When asked about Yankee Street widening, Mr. Spitler explained that the Montgomery County Engineer's Office is taking the lead on the project. In going over the phases for the work, he stated that LBJ has agreed to do the preliminary engineering that is coordinated through the Montgomery County Engineer's office. The big issue is that the City would have to commit to Federal Grant funding before finding out if the City is awarded any Ohio Public Works Commission monies. The City is looking at costs estimates ranging from \$600,000 to \$2.5 million. The City will not know what the out-of-pocket costs will actually be for this project and must commit a year and half before the OPWC funding is awarded. Particularly with the estate tax and local government fund cuts, Council must decide whether it wants to move forward or reconsider this project. The next phase, final construction plans and environmental design, could cost up to \$500,000. Council needs to make a decision on whether to move forward on this project. The County wants a final decision in the next 30 to 45 days.

Mr. Cahall reported that Total Quality Logistics has opened a sales office next to The Huff Corporation on Centerville Business Parkway. It is an over-the-road freight brokerage sales company that anticipates 50 additional jobs over the next 36 months. Mr. Cahall is working with the company on a tax credit grant with JobsOhio. Council concurred to move forward and offer Total Quality Logistics a conservative PIR grant from the City of twenty percent over five years. PIR grants reward businesses for successful growth.

Mr. Horn reported that when the location for an Electrical Vehicles Charging Station was proposed to Washington Township Trustees, they suggested an alternative site which is across the street on the City's property at Graeter's Ice Cream. The City had asked if they would allow a recharging station to be placed on a DP& L pole on jointly owned property between Square One and Circa.

Mr. Horn advised Council that the City can apply for funding for an automated refuse truck through the DERG Grant Program (Diesel Emission Reduction Grant). Applications for grants that would reimburse up to eighty percent of the cost need to be filed by the end of March, 2012. The City would use a grant to replace an older diesel rear packer with a refuse truck with more stringent emission standards. Council concurred to move forward with applying for the grant.

Mr. Horn reported that he had attended the March Board Meeting of MVRPC. The Going Places Initiative was a controversial topic. Tempers flared because individuals felt that MVRPC was trying to push through approval of the Going Places Initiative. In the discussion at the work session, Council concurred that three restrictions are needed for the proposed Resolution before it is passed. Without amendments to this Resolution, the Going Places Vision/Plan would not be in the best interest of local jurisdictions, because federal transportation monies could be tied to this initiative. The three issues Council would like to have addressed are whether the land use map is going to be attached, whether local zoning control would be lost without the wording "now and in the future no federal dollars will be tied to the

Going Places Vision/Plan” and where the rights of property owner rights fit into the big picture. The concern is that these overarching regulations would take away local zoning control. Mayor Kingseed will attend the April Board Meeting on Thursday, April 5 at 9:30 a.m. since both Mr. Beals and Mr. Horn will be out of town.

Mr. Horn inquired of Council to have Mr. Jim Rozelle come in to the April 9 Work Session with a presentation on stormwater utilities.

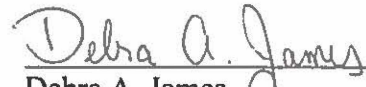
Council concurred for Mr. Horn to attend the Dayton Development Coalition’s *Community Fly-in to Washington, DC*, held on May 7 & 8, 2012.

It is the consensus of Council to invite Paul Fallon to come into a future Work Session.

Mrs. Kenley shared information with Council on the new Dayton Regional Green 3 program. It is a free program that could benefit the City through the Green Business Certification Program where the City can gain access to exclusive rebates and energy audits. Mrs. Kenley will speak about this program during the televised March Council Meeting.

Mr. Cline inquired if Council would be willing to make a contribution to the South Suburban Drug and Alcohol Coalition for the event that is scheduled for May 12. Council agreed to a contribution of \$200 to \$300.00.

Mr. Beals made a motion to convene into Executive Session regarding Personnel, Litigation and Real Estate. Dr. Gresham seconded the motion. A roll call vote resulted in seven ayes. At such time, after no official business was conducted, Mrs. Kenley moved that Council adjourn out of Executive Session. Mr. Cline seconded the motion. A roll call vote resulted in seven ayes.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor