

Centerville City Council
Work Session Meeting
June 11, 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 Gregory Horn

Finance Director Steven Hinshaw

City Planner Steven Feverston

Public Works Director Robert James

City Engineer Douglas Spitler

Assistant to the City Manager Jennifer Wilder

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Intern Mike Spafford

Mr. Horn introduced Mr. Mike Spafford who is working as an intern for the City Manager's office during the summer months. He is a student at the University of Dayton.

Mr. Feverston explained that the Board of Architectural Review has created an annual preservation award for excellence and stewardship in the Architectural Preservation District. The BAR worked diligently this past January through April in establishing criteria for the award. The three categories for selection of a preservation award are restoration/renovation projects, new construction and stewardship. Twelve properties were considered for the award for 2012 and Dr. Michael Krumnauer and Dr. Richard Dormire, 44 South Main Street, were chosen as the winners of a stewardship award. Dr. Krumnauer and Dr. Dormire will be presented with the award at the June 18 Council Meeting.

Dr. Hinshaw reviewed with Council the option of the City entering into an agreement with the Central Collection Agency (CCA) associated with the City of Cleveland. Congressman Michael Turner helped pass H.R. 3452 which allows municipalities with a population of 250,000 or more residents to be able to access a Federal IRS database with information that can be tapped by municipalities through an agreement with the CCA. Area communities that utilize CCA for more inclusive filing information include Dayton, Englewood, Trotwood and Troy. Receiving consistent payment from residents in apartment complexes is a challenge for municipalities. The landlords are to provide lists to the City's Income Tax Department, but the lists typically are not received. The

IRS puts the various cities that a resident has lived into its database; the CCA can access the database and pursue non-filed returns and under-payment issues on the City's behalf. No staff time is required by the City. Fees for the CCA would be based on a formula, but may not exceed 5%. The CCA collected \$50,000 net within the first six months for the City of Troy. Staff believes that participation in the program would enhance the City's delinquency collection and improve all taxpayers' compliance and equity. Council concurred to move forward in utilizing this service. An Ordinance will be prepared and will be set for Public Hearing in either July or August.

Mr. Horn reported that he had met with John Voss of the Voss Auto Network who has a contract to purchase the former E.G. Lewis property on Loop Road. The dealership would follow the plan that was approved for Tom Harrigan 7 or 8 years ago. Mr. Voss is interested in developing 2 – 2 ½ acres of the 8 - 10 acre parcel for a car lot at the top of the hill. A small building may be built on the western portion of the property near Enterprise Rentals. The remainder of the acreage would be donated to the school district. Mr. Voss wants to hold the property for tax purposes until 2013. Concerns about the plan include that Mr. Voss may be interested in putting a cellular tower on the property and recently a complaint about excessive noise from the current collision center was received from a resident in Village South. A development plan would have to go before the Planning Commission for review of lighting, stormwater drainage, and landscaping.

Mr. Horn informed Council that Montgomery County wants to move forward with a study for a countywide stormwater utility plan. The City has been pro-active over the years on stormwater issues. It is unknown if the City would be exempt, if it had its own stormwater utility.

Mr. Horn briefed Council on the following topics:

Mr. Horn announced that over the past weekend Yankee Trace had experienced its strongest ever three day period for golf rounds.

The first summer concert (*Ticket to Ride*, a Beatles tribute band) held at Stubbs Park was attended by over 2,000 people.

The County Engineer's Office has agreed to extend the Agreement for the Yankee Street Road Improvements. The first phase would be a three-lane profile from Social Row Road to north of Winding Green Way. Phase 2 would occur in 2015-2016. Because the South Main Street debt will expire in 2017, the City could designate an extension of the amount being set aside to be used for the Yankee Street Improvements. Hopefully, this project eventually will be expanded to five lanes as was the original plan. Mr. Horn was in favor of moving forward.

The City will see an increase of 8.1% for Anthem Insurance for employees. The Health Insurance Review Committee will be meeting on Tuesday, June 12.

The Park District recently sent a letter reminding the City to keep the Centerville Washington Park District informed of its plans for public space in the proposed Trace development. Mr. Horn will keep Council updated.

Discussion was held with regard to the rezoning of the property at Social/Paragon/Sheehan Roads. In next Friday's packet, Mr. Liberman will send a memo explaining the criteria for rezoning. He shared the Standards for Approval, reading from the Unified Development Ordinance, Section 5.07(c). The criteria to be used in approving zoning map amendments are as follows:

- a. That the zoning district classification and use of the land will not

- b. materially endanger the public health or safety; That the proposed zoning district classification and use of the land is reasonably necessary for the public health or general welfare, such as by enhancing the successful operation of the surrounding area in its basic community function or by providing an essential service to the community or region;
- c. That the proposed zoning district classification and use of the land will not substantially injure the value of the abutting property;
- d. That the proposed zoning district classification and use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area the neighborhood in which it is located;
- e. That the proposed zoning district classification and use of the land will generally conform with the Create the Vision Comprehensive Plan and other official plans of the City;
- f. That the proposed zoning district classification and use of the land are appropriately located with respect to transportation facilities, utilities, fire and police protection, waste disposal, and similar characteristics; and
- g. That the proposed zoning district classification and use of the land will not cause undue traffic congestion or create a traffic hazard.

Scott Ontjes, IT Manager, will be contacted to set up the overflow room(s) in the Law Library and/or Police Department Training Room, if needed, for Monday night's Council Meeting. A large number of residents are expected to attend the rezoning public hearing.

Mr. Cahall will give a presentation to Council on the East Franklin Street Study at a Work Session in July.

Mr. Horn explained that communities in the Dayton area have worked with local CPAs to develop a revenue neutral tax plan to create uniformity in tax forms for the southwest portion of the state. A resolution will be on the Consent Agenda on June 18 with an exhibit concerning the issues involved and their solutions.

Mr. Horn has a meeting scheduled with Jesse Lightle on Tuesday, June 12. A number of issues will be discussed.

Discussion followed concerning options for enabling the Dewey's Pizza project to move forward. Adequate access is a major issue. Mr. Horn will reiterate to Ms. Lightle that Council wishes to work with Washington Township in a cooperative manner on this project.

Mr. Horn brought to Council's attention that there is a short connector road on the 11 acre property located at Social Row Road and Yankee Street. If in the future the City should have the opportunity to name the street, it was suggested that Heinz Way should be considered.

Mr. Compton made a motion to convene into Executive Session regarding Real Estate. 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. Singer seconded the motion. A roll call vote resulted in seven ayes.

Debra A. James
Debra A. James
Clerk of Council

Approved C. Mark Kingseed
C. Mark Kingseed, Mayor