

Centerville City Council
Work Session Meeting
July 9, 2012

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Deputy Mayor Brooks Compton

Councilmembers: John Beals

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

Assistant to the City Manager Kristen Gopman

Economic Development Administrator Nathan Cahall

Mr. Horn reported that water is becoming a serious issue for the Golf Club at Yankee Trace. The next 30 days will be critical as the golf course is totally dependent on rainfall and drainage into the ponds. Staff will continue to assess watering, but the course could run out of water if we do not receive rainfall in the next three weeks or so. Staff is easing up the watering of some of the roughs at this point and, if forced by lack of rainfall, will move to keeping the course in an alive mode instead of a lush mode. Mr. Horn will keep Council apprised of the situation.

Dr. Gresham entered the meeting at this time.

Mr. Horn reported that the City is showing one of the strongest estate tax revenue years to date and that estate taxes will end January 1, 2013. We should collect a couple million dollars.

Mr. Horn relayed to Council that he had attended the Gov Tech Meeting today. He conveyed that the City of Oakwood has held 30 neighborhood meetings discussing revenue reductions and possible resolutions with residents. They are trying to keep residents informed and to find out what changes their residents might be willing to support or not support. Oakwood has a \$3M hole to fill while the City of Centerville has an estimated \$2M reduction because of the loss of State of Ohio local government funds and estate tax.

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

Gresham seconded the motion. A roll call vote resulted in five ayes.

Mrs. Judi Hetzer will be appointed to the City Beautiful Commission, and the following individuals will be reappointed to their current positions: Kay Wick to the Arts Commission, Allen Nelson to the City Beautiful Commission and James Briggs to the Planning Commission. These assignments will be on the agenda for the Council Meeting on July 16.

Dr. Hinshaw and Mrs. Gopman gave a report regarding the City's current court services arrangements. The matter will be discussed again at a future date.

Mr. Horn spoke with Mr. Regis Lekan and told him about a preliminary conversation with Mr. John Voss of Voss Auto Network. Mr. Voss is considering the purchase of the former E.G. Lewis property at 290 Loop Road. Mr. Voss indicated he would follow the plan that was approved for Hertz Rent-A-Car in 2002. As was mentioned at an earlier meeting, Mr. Voss is interested in developing 2 acres for a parking lot with the remainder of the acreage to be donated to the school district. Mr. Voss does not have any immediate plans to build a building on the property. Mr. Horn will have the Planning Department send a packet to Mr. Lekan with information about the approval and conditions for the Hertz Rent-A-Car proposal for the E.G. Lewis property.

Mr. Horn explained that Deweys is still committed to moving forward on construction of a new restaurant on North Main Street in downtown Centerville. There is a new manager, and Mr. Horn plans to get in touch with him. Washington Township is not expected to cooperate with the proposals for the parking lot behind Town Hall. Mr. Horn will keep Council up to date on this matter.

Mrs. Wilder explained that a Resolution will be on the agenda accepting the agreement with Clean Fuels Ohio for an Electrical Vehicle Charging Station. The location will be in the city-owned parking lot behind the Panera Bread restaurant near the exit furthest west onto Franklin Street. The station can charge two vehicles at one time, and it will require the swipe of a credit card for payment. The city's investment is \$6,000. Originally the Township Trustees were asked to participate in the grant and for the location, but they declined the offer.

Mrs. Gopman reported on the summer concert series. The first concert *Ticket to Ride* had a turnout of about 2200 people. Attendance at the last three concerts was up from previous years, in spite of the very hot weather. Mrs. Kenley asked Council Members interested in making the introduction before a concert to let her know. Mr. Compton asked Mrs. Gopman to please send an email to everyone with the available dates.

Mr. James reported on the storm debris pick-up due to the recent windstorm on Friday, June 29. Residents had the opportunity to request special pickup for storm debris removal through July 6 as pickups were scheduled for the week of July 9. After the routes start, individuals who request special pickups of storm debris will once again be charged for this service. Alternatively, residents can bring their debris to the Public Works Center.


Mr. Spitler stated that the Street Program is progressing. ODOT is working on the


project for SR 48 from I-675 north into Kettering and is targeting for a completion date of September 30, 2012. Mr. Horn reported that he and staff had met with Mr. Rex Dickey and Mr. Rick Slawinski of the Montgomery County Engineer's Office with regard to the Yankee Street Widening project and that they felt it was a good meeting. The MCEO has agreed to extend the Agreement for the Yankee Street Road Improvements for a three lane section of road. Mr. Spitler has a bullet point list and graphic that he will forward to Mr. Beals.

There was a brief discussion with regard to the rezoning of the property bordered by Sheehan/Social Row/Paragon Roads. Regardless of whether The Trace project goes through, staff felt that the property needs to be rezoned from its present R1-c zoning. Factors which make the current zoning not very workable in this economy include the five lane road frontage, the types of properties that are around this site and the cost of infrastructure for half acre lots. Concern was voiced for finding a developer who was willing to develop the whole acreage and not just a prime portion of it. City staff was supportive of rezoning this property and expressed the need for it to be changed from an R1-c zoning classification.

Mr. Beals made the suggestion that the Arts Commission might want to consider changing the time for the July 3rd concert from 7:00 p.m. to 7:30 p.m. Mrs. Gopman will present the suggestion to the Arts Commission at its next meeting.

Approved


Deputy Mayor


Debra A. James
Clerk of Council