

Centerville City Council
Work Session Meeting
October 15, 2012

TIME: 7:30 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

Assistant to the City Manager Kristen Gopman

Economic Development Administrator Nathan Cahall

Citizens – Phil Whittaker

– Lynn Rogers

– Mark Van Nest

Mr. Horn explained that a lease agreement for 108 West Spring Valley Road, the automobile title and registration services located in the building behind City Hall, has been reached by the City and the Montgomery County Board of County Commissioners. The initial term of the lease is for a four year term with two renewal options. A Resolution will be on the Consent Agenda at the following Council Meeting.

Mr. Horn reported that he and Tim Riordan, the city manager of Dayton, had attended a meeting in Bowling Green, Ohio concerning Municipal Tax Uniformity. He explained that there are two major issues which could cut make significant cuts to City tax revenue. The first, changing the time limit for net operating loss carry-forward, could be a \$500,000 loss to the City, and the second, changing the 12-day occasional entrant rule to a 30-day occasional entrant rule, would also reduce revenue. Mike Henne (Representative from Vandalia) is pushing for 30 days. Mr. Horn expressed concern over the revenue loses that could result from trying to achieve tax uniformity.

Dr. Gresham entered the meeting at this time.

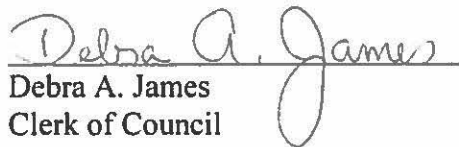
These issues could have a devastating financial effect on municipalities in light of the other cuts that have been passed down from the State. Mr. Horn stated that he had been told that

legislation had not been drafted yet. Mayor Kingseed noted that Mr. Jim Butler may be in attendance this evening for the Council Meeting. If he is here, Mayor Kingseed said that this issue should be addressed.

With regards to the consent agenda for the meeting to follow, Mr. Horn explained the Resolution regarding the detachment and re-annexation of seven lots located in The Highlands at Yankee Trace. As a result of the type of annexation in 2006, the properties have been subjected to double taxation with fees, assessments and payments to Washington Township and Centerville. The double taxation has become a marketing issue for the sale of the remaining lots. Mr. Liberman, Centerville municipal attorney, and Mr. Surdyk, legal counsel for Washington Township, drafted an agreement between Yankee Trace Development, LLC, Washington Township and the City that would eliminate the double taxation. Passage of the resolution would authorize the agreement.

Mr. Feverston reported that he had met with Dan Wilson, owner of Centerville Climate Storage, and Charlie Schroeder, owner of Dayton Wire and Wheel at 115 Compark Road. The parties wished to split off part of Mr. Schroeder's lot to accommodate the expansion of Centerville Climate Storage. On August 28, 2012, Planning Commission denied variances related to the plan for the lot split and future site plan. Mr. Wilson filed an appeal to Council; it was advertised for the following Council Meeting. An agreement has been reached and the need for the variances for the property at 115 Compark Road has been eliminated. Mr. Wilson withdrew the appeal with a letter dated October 11, 2012. The appeal will be removed from the agenda.

Mr. Beals informed Council that the City Beautiful Commission is considering expanding its awards program to include a Community Award for churches and condominiums in addition to the Business Pride Award. Council agreed to the suggestion. The City Beautiful Commission also is considering the possibility of moving to a larger space for its annual reception or having a separate event. It was suggested to move the reception to the beginning or end of the Council Meeting.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor