

Centerville City Council  
Work Session Meeting  
March 7, 2011

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building  
Mayor Mark Kingseed  
Deputy Mayor Douglas Cline  
Councilmembers: John Beals  
Brooks Compton  
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  
Economic Development Administrator Nathan Cahall  
Assistant to the City Manager Jennifer Wilder  
Municipal Attorney Scott Liberman

Mr. Beals made a motion to convene into an Executive Session related to Personnel. Mr. Singer seconded the motion. A roll call vote resulted in six ayes. Dr. Gresham entered the meeting during the Executive Session. After no official business was conducted, Mr. Beals moved that Council adjourn out of Executive Session. Mrs. Kenley seconded the motion. A roll call vote resulted in seven ayes.

Council concurred to appoint Yvonne Jacobson to the City Beautiful Commission for a term of three years. Charlie Graham will be reappointed as Chair for the Board of Architectural Review for a term of one year and Council is also reappointing him for a term of three years as his term is about to expire.

Mr. Horn explained the issue with the Heart of Centerville (HOC) flags. This matter came up three months ago at a Heart of Centerville meeting with regard to signage. An art contest was held by the HOC with Centerville school students designing flags for the Heart of Centerville. The City is trying to work with the HOC businesses to find a way to display the winning flag without creating signage issues. The suggestion of banners was brought up by staff as possibly a means to work with the business community as the UDO regulates signs in the APD. A flag is considered to be a commercial sign and the material is not permitted. Display of the winning design as a commercial sign would be allowed under the UDO regulations of temporary signs and require a permit. Temporary signs are allowed for 30 days per six months, or two times per calendar year, and businesses that apply for display of the commercial design would have to use the sign towards that end. There have been numerous temporary signage

issues in the Architectural Preservation District, even after staff's attempts to further educate business owners. The cost of seven banners would be approximately \$850 and it would be at the HOC expense. The banners would be displayed at the Four Corners (also known as the North Main and Franklin Street intersection). The idea would be that the City would install the banners using no additional labor when Public Works is already scheduled to either put up/take down the banners. Council would support display of the seven banners by the Heart of Centerville businesses during a time period each year to be agreed upon in order to help promote the businesses in the APD.

Mr. Horn stated that he had talked to Ms. Jesse Lightle and she said that he would be getting a call from Mr. Dale Berry. As of this date, Mr. Horn has not heard from him. The ongoing issue is the .7 mil money the City must send to Washington Township annually. The Trustees have repeatedly said that \$150,000 is budgeted for joint projects that will benefit both Centerville and Washington Township residents. Mayor Kingseed said he would give Mr. Berry a follow-up call. The Mayor will let Council know through an email if he receives a response.

Mr. Horn explained that the Beyerle brothers had expressed interest for furthering the expansion to the west of the City's public parking accessway off of West Franklin Street in the APD. Mr. Feverston met with the new Board of Architectural Review members to bring them up-to-speed on the history of this project as well as the properties north of Town Hall. Mr. Horn has talked to several citizens who live directly in that area. He has noted to them that there is no funding budgeted at this time. Mr. Horn explained that the communication from the Beyerle's was that they were willing to reconsider their earlier position on this matter. He also stated that the properties on North Main Street/Stewart Properties are under contract.

Mr. Horn reported on the Bob Ross landscaping matter. The Planning Commission approved the Bob Ross Mercedes site plan, which involves building improvements, Loop Road frontage improvements, a stone wall and a display area on the southwest corner of the property toward I-675. When Mr. Horn spoke with Jenell Ross, the owner, she mentioned that the grant for the landscaping has been submitted, so she is not proceeding with the wrought iron fence on State Route 48, the stone pillar improvements and landscaping at this time. She is making an effort to obtain a grant through the Ohio Department of Transportation (ODOT) to assist with the funding.

Mrs. Ross is requesting that the City pay for part of the landscaping. The landscaping materials would be planted along the I-675 ramp in close proximity to their stone entryway signage. She is asking for the City to plant and/or pay for the materials. Mr. Horn told her that he would bring this to Council's attention. If the ornamental wrought iron and stone pillar improvements are not done at this time, Council is much less inclined to proceed with any landscaping costs. In addition, several items are tied to variances and would have to go back to the Planning Commission.

Mr. Horn brought up the possibility of a new summer Work Session Meeting Schedule. Council agreed to try a May to August summer meeting schedule. Two alternatives mentioned were either first and third Mondays or second and third Mondays. It was noted that the Work Session for the third Monday would begin at 7:00 p.m. before the Council Meeting. Council

agreed to try the new schedule for the summer months.

In City Manager Communications, Mr. Horn updated Council on a variety of issues:

A copy of the letter he received from Mrs. Kim Senft-Paras, Director, which addresses the list of questions that Mr. Horn had sent previously with regard to the access drive project at Woodbourne Library, will be in the Council packets. Several of the issues seem to be resolved and that is the good news; funding seems to be the major problem remaining.

Yankee Trace has had issues with the EZ-GO golf cars especially with the self-generating batteries. Yankee Trace has a five year warranty and there have been a number of battery outages (62 cars out of 100 golf cars). The company has been replacing the batteries, but cars shutting down on the course has been a problem. Mr. Horn will keep Council apprised of the situation.

The Centerville High School Golf Team has returned to Yankee Trace as its home course and has agreed to the terms for the 2011-2012 school year.

Staff has met with Kroger concerning some last minutes changes to the front façade of the building. Kroger wants to put garage doors along the front of the building. This is a new concept where fresh fruit, spring plants, etc. can be displayed. A modification like this would have to go back to the Planning Commission.

The City of Dayton has decided to establish a link on its website but will not mention the name of Michael's Salon, a for-profit organization, but basically refer to it as "Good News" on its list of links. Council is in agreement that this can be done on the City's website as a slide in.

A permit was issued yesterday for the demolition of the Dille House. Mr. Horn should receive a courtesy call before the demolition takes place.

Mr. Horn gave brief updates on Life Care, the Miami Valley Hospital South project and the 11 acres on Social Row and Yankee Street.

He is not sure which direction House Bill 50, annexation legislation, is headed.

A hand out was given to Council to review with regard to an invitation to join in the efforts as a member to repeal the Ohio Estate Tax. Springfield Township is initiating a state-wide council of Townships, Villages and Cities to take action to protect local governments from the adverse impacts from the loss of revenue this will have on jurisdictions. Mr. Horn asked Council to review this information and to let him know their feedback.

The City of Centerville will be presenting a plaque to Virginia Hess (possibly at the April Council Meeting) in commemoration of the artwork she has donated to the Police Department and the Veterans Memorial. Mr. Beals suggested delaying the presentation until November for Veterans Day.


The 2.58 acre annexation is final, and Mr. Cahall noted that it will be necessary to rezone that property in the near future.

There is concern that initiatives to change the municipal income tax structure are gaining impetus. The Ohio Society of CPA's is urging changes in local tax collection. The argument is for uniformity in penalties and fees – plus a surcharge would be collected. Cities are very concerned that the State is going to take over the program.

Staff will be meeting with the Park District in the near future with regard to the Forest Field Park. The Park District does not believe it should be responsible for roadway improvements along Centerville Station Road as upgrades are made at the park. This agenda item could come before the Planning Commission on March 26. The City is willing to work with the Park District, but the roadway improvements would put a considerable burden on the City.

Mayor Kingseed requested a report at the end of the year on the CRA and the activity it has generated for the business and residential community.

Mr. Compton announced a meeting on March 23 for the Mayor's Committee to Study Township Relations. He anticipated that the Committee would make a recommendation on how to proceed at that time.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor