

Centerville City Council
Work Session Meeting
November 7, 2011

TIME: 6:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed
Deputy Mayor Doug 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
Assistant Finance Director Elizabeth Ward
City Planner Steve Feverston
Public Works Director Rob James
City Engineer Doug Spittler
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall

Mr. Steve Feverston explained that the City's Thoroughfare Plan has not been updated since 1994. The new plan includes roadways within Greene County which are Feedwire and Clyo Roads and East Miami Valley Drive. The Planning Commission unanimously recommended this revised Plan. A Resolution will be on the Agenda for the November Council Meeting.

Dr. Gresham entered the meeting at this time.

Mr. Feverston reviewed the proposed solar and alternative energy systems Ordinance that the Planning Commission approved to Council at their October 25 meeting. The Ordinance establishes regulations governing the installation of solar and energy systems. The City had initially received an application for a large solar panel system on a residential property. Council asked the Planning Commission to work on establishing an ordinance for rules and regulations for solar and wind power and other energy sources. Currently there is a moratorium on the issuance of permits for solar and wind systems which will expire in February 2012. Mr. Feverston further explained that wind systems would be considered an accessory structure which would require a permit. Council would have to approve such an application. He explained that the regulations in this ordinance had come from the International Fire Code and from surveys of other communities in Ohio and nationwide. After some discussion it was noted that Mr. Feverston will make a few minor changes and will give Council the changes for their review.

Mr. Cahall went over the increases that are being proposed for the City's Planning and Zoning fees and Building Department fees. Over time our costs have gone up, and the main objective is to keep the fees competitive with other jurisdictions as well as for Montgomery and Greene

Counties. The proposed fee for a business seasonal use is significantly higher. The City has had issues with several of these businesses, and Council concurred to move forward with the increase. With regard to the increase in our permit fees, we do offer the same day inspection and provide a level of service. The public hearings for these two Ordinances will be on the November 21 Council Meeting Agenda.


Mr. Cahall explained a proposed non-school Tax Increment Financing District for Miami Valley Hospital South. Because of its size, the MVHS campus is going to have a very large impact on the required interchange improvements and responsibility for helping to fund the big interchange projects. A TIF District would provide a mechanism to pay for those improvements over time. In addition to the interstate interchanges, a TIF would help to fund infrastructure along Clio Road, Feedwire Road, Wilmington Pike and East Miami Valley Drive. It was the consensus of Council to have a special meeting on Monday, November 14, 2011, if needed or called by the Mayor, to set the Ordinance for Public Hearing at the December 19 meeting. The Ordinance would then be effective in late January 2012. Council agreed to move forward on this matter.

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

Staff outlined the proposed Capital Improvement Program for 2012-2016. Mr. Horn mentioned at the beginning of the review process that this CIP is very lean and is very modest. The only exception is for the proposed street resurfacing programs. Mr. Horn explained that the City has tried to stay strong in this area, since it is more costly in the long run if streets are not paved in a timely manner and have to be rebuilt. Another substantial change is to pay off a significant piece of Yankee Trace debt in the near future.

Mr. Singer asked Council for Council's feedback on the appointment(s) for the Stormwater Drainage Task Force. Mr. Dean Christolear had been interviewed on October 17 and Mr. Singer was absent at that meeting. Council concurred to appoint all three of the recently interviewed applicants to the task force. Mr. Merrill Durig, Mr. Kevin VonHandorf and Mr. Dean Christolear will be invited to join the Stormwater Drainage Task Force.

Mayor Kingseed mentioned that he was in receipt of a letter from Mr. Derry Cox, 925 Fernshire Drive, along with a list of signatures of neighbors on Fernshire Drive. They are asking for the City's help with regard to their street/neighborhood. The Park District wants to develop a 30 foot wide piece of land extending from Fernshire Drive to Iron Horse Park to be used as a pedestrian entrance which would run closely between two of the homes. Mr. Horn has talked to Mr. Cox, suggesting that he contact Mrs. Carol Kennard. Mayor Kingseed wanted to make Council aware of the situation.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor