

Centerville City Council
Work Session Meeting
December 5, 2011

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed (via teleconference)
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 to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Human Resources Manager Ginger Yonak
Municipal Attorney Scott Liberman

Resident Rodney Miller

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

Ms. Yonak reviewed with Council her recommendations for minor changes to the Pay Ordinances for the City and for Yankee Trace; she reported the change in minimum wage from \$7.40 to \$7.70. Discussion was held and Council concurred to a 1.75% increase for the 2012 annual pay adjustment for City employees. Ms. Yonak also reviewed recommended changes to the Personnel Manuals for both the regular employees and the employees of Yankee Trace.

Mr. Liberman entered the meeting at this time.

The Personnel Manual changes she explained were the housekeeping measures that are done annually. Discussion centered around adding a definition of *Discretionary Benefit*, extending the probationary period from six months to twelve months, revising the definition of the *Merit-Longevity Program*, revising the method of calculating the FMLA leave period, and revising language concerning Social Networking on the Internet.

Mr. Don Huber and Mr. Joe Davis from Huber Real Estate, LLC were present to talk to Council regarding foreclosure acquisitions. Mr. Huber is seeking the City's collaboration for financial backing with a community development fund for renovating distressed properties. He stated that there are 556 houses in our area that are currently in different stages of foreclosure. As part of the foreclosure process, banks frequently cut off the utilities. With no heat, electricity or water for long periods of time, the properties decline quickly. Mr. Huber and Mr. Davis would like to renovate these properties, but commercial loans are not readily available. Reducing the number of distressed properties benefits the City by improving the value of the neighborhoods and increasing property tax revenue. Council asked Mr. Horn to look into this matter further and to report back. The Land Bank concept (which is a countywide process) is very similar. Mr. Cline will talk to Mrs. Carolyn Rice and follow up with Mr. Davis to see if there is an area of the City that has been hit hard with foreclosures.

Mrs. Wilder reported that the City is trying a mobile app which is an internet application that runs on smart phones and other mobile devices. Mobile applications make it easier for individuals to use their portable devices for specific services. The app would be a mini version of the City's website. The cost for the City of Centerville is \$300 for set up and \$60.00 per month. The City could promote the app on its website, and it would be one more service for our citizens such as Facebook has been.

Mrs. Wilder also advised that staff is working with Panera on a grant with Clean Fuels Ohio for an Electric Vehicle Charging Station which would be a 50/50 split. For an individual to use the station would require only the swipe of a credit card.

Mr. Horn announced that he received information from Ms. Cristlyn Johnston, Director of Operations at Miami Valley Hospital South, regarding 2012 MVH South Gala Sponsorship Opportunities and Patron Host details. The Gala is scheduled for March 10, 2012 at 7:00 p.m. Miami Valley asked for the forms to be returned by December 29, 2011. Council expressed interest in sponsoring a table at the event.

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

With regard to proposed TIF legislation for the Miami Valley Hospital South campus, Mr. Horn stated that he had met with Ms. Kim Senft-Paras, Director of the Library, and that he had talked to Mrs. Carol Kennard of the Park District. Trustee Joyce Young had contacted several of the entities; representatives will most likely be at the Public Hearing on December 19. The City is facing a multi-million dollar interchange project at Wilmington Pike and I-675 over the next decade or two. Tax Increment Financing is a tool to provide a way to set aside funds in an equitable manner, since the improvements at the interchange will benefit the whole community.

Mr. Horn reported that State Representative Terry Blair is attempting to have legislation pushed through the Ohio House and Senate with regard to Type 2 Annexations. House Bill 50 would require that Townships would have to sign off on any Type 2 Expedited Annexations involving properties owned by the Townships.

There was discussion concerning the Tom Ross appeal. Mr. Cahall telephoned Attorney John Koverman, but he had not received a return call. Staff will keep Council apprised of the matter. As of now, the issue is tabled until the January 23, 2012 Council Meeting.

Debra A. James
Debra A. James
Clerk of Council

Approved C. Mark Kingseed
C. Mark Kingseed, Mayor