

Centerville City Council  
Work Session Meeting  
December 12, 2011

TIME: 7:00 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  
Acting City Manager Steven Hinshaw  
Assistant to the City Manager Jennifer Wilder  
Economic Development Administrator Nathan Cahall  
Municipal Attorney Scott Liberman

Dr. Hinshaw and Mr. Cahall provided an update with regard to the proposed TIF legislation for the Miami Valley Hospital South campus. Mr. Horn met with Ms. Kim Senft-Paras, Director of the Library, and talked to Mrs. Carol Kennard of the Park District. Mrs. Kennard said that they do understand the need to set aside funds for the interchange project but are upset that it wasn't communicated with them before proposing the legislation. The information provided to Council was an overview with regard to Tax Increment Financing which can redirect funds to construction of public infrastructure defined within the TIF legislation. It is a separate TIF fund specifically for the purposes defined in the Ordinance. Dr. Hinshaw will put some additional information in Council Packets with regard to the dollar amounts of the impact on the different entities for Council's review.

Dr. Hinshaw mentioned that the Budget Commission has declined our request with regard to the Centerville/Washington Township inside millage. The City will have 30 days to appeal the decision to the Board of Tax Appeals at the State level. As of this date, a written decision has not been received.

Dr. Hinshaw announced that the Public Hearing for HB 50 which deals with Type 2 annexations has been cancelled for Tuesday, December 13, 2011. The announcement was received as of this date.

Mr. Singer noted that the Washington Township Fire Department is charging citizens for ambulance rides. He asked whether the City had had any input into this matter with the WTFD. It was suggested to invite Chief Gaul to a future Work Session meeting and have him address this matter.

Mr. Liberman entered the meeting at this time.


Dr. Hinshaw reviewed the upcoming items on the December 19 agenda. A resolution extending the moratorium on the issuance of permits for Internet Cafes will be on the Consent Agenda of the December regular meeting.

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

Mr. Beals asked for updates on the following topics:

- Dewey's Pizza – an access arrangement to Ridgeway Drive has been gained, and the City will be doing a historical report for the Gregg home.
- Mayor's Committee to Study Township Relations – it was reported that the recommendations are being close to being finalized.
- Centerville Insurance Agency (extended parking to the west of Panera) – given the low contingency margin that is in the Capital Improvement Program, the project will probably not be considered until 2013.
- Old Post Office – a local business person expressed interest in the building but does not have any immediate plans.
- Buick Mercedes-Benz Variances - the City applied for a TE grant from the State of Ohio on behalf of the applicant to help with funding for some of the landscaping elements at this gateway at the off ramp at I-675 and SR 48. The Planning Commission is committed to working with the applicant on this project.
- Library Access Drive – when Mr. Horn met with Mrs. Kim Senft-Paris on December 6, she told him that The Connor Group has stated that they are not interested in moving forward with the access drive and that The Villager Apartment Complex is for sale.

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

  
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Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor