

Centerville City Council
Work Session Meeting
July 12, 2010

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Mayor C. Mark Kingseed
Deputy Mayor Doug Cline
Council Members John Beals
Brook Compton
Paul Gresham
Belinda Kenley
James Singer
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
Public Works Director Rob James
City Planner Steven Feverston
Assistant to the City Manager Jennifer Wilder
Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman
DDN Jill Kelley

Ohio Representative Terry Blair was present at this meeting to discuss with Council the following issues which are of concern of members of Council and City Staff.
Annexation Reform. Senate Bill 110.
Local Government Fund Allocation.
Estate Taxes.
Legal Notices – Advertising and the future of newspapers versus the internet.
Prevailing Wage.
Imbalance between unincorporated and incorporated areas in the community (Structural Inequity).

Mr. Blair said he would make sure that City Council and Staff are apprised of what is happening on the State level; they will be included on his email list. In discussion, everyone agreed that the structural inequities between Villages/Cities and Townships/Urban Townships need to be addressed. Currently when the population of a village reaches 5,000 citizens, it becomes a City and loses local funding, yet there are urban townships that have 40,000–60,000 citizens. Significant subsidies are given to townships through the Sheriff's Department, ODOT, County Engineer's Office, etc. Because of the hard economic times, the condition of the State and local economies, the issue has to be addressed. It is strongly believed that the structural problems of the State need to be addressed by establishing a uniform tax system. Council urged Mr. Blair to look into this issue very seriously. Mr. Blair shared his email address– terryblair@alumni.nd.edu. Council thanked Mr. Blair for coming and voiced

appreciation for his willingness to keep them informed.

Mr. Feverston notified Council that an application had been filed by Jonathan Wocher, on behalf of Kroger LPI; he is requesting to grant an appeal of the decision of the Planning Commission related to a variance request for a proposed second sign on Sheehan Road. The requested variance is for the new Kroger Marketplace project located at 1095 South Main Street. A majority of council is interested in asking Krogers to negotiate the size of the original sign fronting South Main Street, in exchange for the approval of a second ground sign fronting Sheehan Road. Council requested that Staff acquire additional information with regard to the size of Kroger's standard signage at area stores. Council will vote on this Appeal at the Council Meeting on Monday, July 19, 2010.

Mr. Feverston reviewed a Conditional Use Request submitted by Edward Reis for a Meyer, Boehmer & Reis Funeral Home to be located at 6661 Clys Road, property formerly known as the Sears Service Center. The property was recently rezoned by the City from Industrial Planned Development to O-PD, Office Planned Development. The Planning Commission recommended approval to City Council. The Conditional Use Request has been set for Public Hearing before City Council for Monday, July 19, 2010.

Mr. Feverston also reviewed a Conditional Use Request submitted by Brian Crider, of MS Consultants, wanting to establish a drive-thru for a new Dunkin Donuts to be located at 6201 Wilmington Pike. The existing land use is a BP Convenience Store and Fueling Center. The Conditional Use Request has been set for Public Hearing before City Council for Monday, July 19, 2010.

Mrs. Wilder explained that the deadline for the storage of recreational vehicles to be in compliance with new regulations is July 15, 2010. All grandfathering of RV's expires on this date. Mrs. Wilder anticipated that a gentleman on Marwyck Drive would apply for a variance by the end of the week. She and Sande Heck have visited the site and have discussed the ordinance with him and his wife. Mr. Heck speculates that there are 50 recreational vehicles whose owners have not made a move to bring them into compliance. Residents have until July 15 to move their RVs off site, create legal side yard parking or park them indoors. If they do not comply, violations of the UDO may result. Due process is as follows: City staff sends a letter asking for compliance or at least communication with staff within 10 days. Then a 5 day notice is delivered and finally a citation with a Notice for the Kettering Municipal Court is served.

Mr. Horn reported during the City Manager Communications:

He will have a Public Works and Police overtime report for Council in the near future with regard to the Americana Festival. He has spoken with Mr. Jim Reppert and Ms. Lightle to request again an increase in total hours from Washington Township for preparation and time during the actual festival in order to have equitable manpower from both governmental entities.

Judge Stephen Wolaver issued his decision on Friday, July 9, 2010, in the Greene County Common Pleas Court with regard to the Dille TIF litigation. The ruling is that the City of Centerville and Sugarcreek Township are able to collect taxes. Mr. Dick Brahm is preparing

to appeal the decision.

Scott Liberman entered the meeting at this time.

A resident of Yankee Trace was weeding in her yard and was struck by a golf ball from Hole No. 6 and was knocked out momentarily. He spoke with Chief Gaul who reported that the woman was coherent and talking once the medics arrived and thought she was going to be ok.

An advertisement will be running for Benham's Grove and Yankee Trace for more exposure.

Carin Andrews (from the Police Department) has been transferred to Public Works to fill the position of Terri Himes who is relocating to Florida.

Income Tax collections are ahead of last year at 1.3%. Estate Tax collections are anticipated to be in the \$400,000-\$500,000 range more than 2009. With completion of the Public Works Center, the next emphasis will be reducing Yankee Trace debt. Council concurred with Mr. Horn's suggestion.

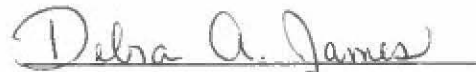
Dr. Hinshaw passed out the new Comprehensive Annual Financial Report for Council's review. It will also be offered on the City's website.

Mr. Cahall advised that the Community Reinvestment Area Housing Study is under consideration. The way the CRA is set up now is for property in the Architectural Preservation District. Expansion of the CRA could possibly include all commercial properties in the City as well as residential properties once they reach a certain age. These topics will be revisited during a Work Session in August. Legislation may be pending in the next month or two if action is taken.

Mrs. Kenley announced that the concert in Stubbs Park on Sunday, July 18, is a group called Terry Lee Gofee (a Johnny Cash tribute).

Mr. Compton advised that the Committee to Study Independence is targeting to have its report to Council by the last week in January 2011.

Mr. Horn explained that he was in receipt of a letter from The Connor Group. The Connor Group has its national headquarters in Centerville and operates two residential communities in the city (The Villager and Steeplechase). The issues in Mr. Connor's letter included concerns with the City's inspection department and signage. Mayor Kingseed will call Mr. Connor.


Debra A. James
Clerk of Council

Approved


C. Mark Kingseed, Mayor