

Centerville City Council  
Work Session Meeting  
October 11, 2010

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor C. Mark Kingseed  
Councilmembers: James Singer  
Belinda Kenley  
Paul Gresham  
Brooks Compton  
John Beals  
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  
Assistant to the City Manager Kristen Gopman  
Economic Development Administrator Nathan Cahall

Phil Whittaker  
Jill Kelley, DDN

Mr. Spitler explained that the City is in receipt of two agreements for funding for projects through the Greater Dayton Regional Transit Authority's – New Freedom MVRPC Grant Program. A bid opening for one of the projects, the "Completion of a Sidewalk Section Along Loop Road", is scheduled for Wednesday, October 13, 2010. The second project is the "Relocation and Installation of Accessible Pedestrian Signals Project". This project will not be done until next spring. It has been determined that these two projects are eligible to receive federal grant funding for eighty percent of the cost as transit-related capital projects. Legislation will be on the Council Meeting Agenda on October 18 to authorize the City Manager to enter into the two agreements for the funding.

Mr. Horn reported that the Board of Architectural Review has important duties, but there are currently three openings for members on the BAR. After discussion, Mayor Kingseed requested that councilmembers contact potential new members and ask them to fill out applications.

Mr. Horn and Mr. Feverston are meeting on Tuesday, October 12 with Lisa Kelly who owns the properties at 35, 39 & 45 North Main Street. Mr. Feverston has toured the property at 35 N. Main Street (also known as the Gregg house) with Ms. Kelly and Mr. Bob Duffy, Realtor. Mr. Feverston said the house is in good condition, although there are some minor aging issues. The house is listed on the Ohio Historical Inventory from the early 1970's. Mr. Feverston's recommendation is to not allow the house to be demolished as it does contribute

to the character of the downtown Historic District. He also looked at the two homes to the north of this property. He stated that they are probably pre-World War II houses built in the 1930's or 1940's. He stated that both houses are in a blighted condition and should be investigated for possible health and sanitary issues. His recommendation is that they would qualify for demolition if petitioned by the property owner. The Board of Architectural Review would have the decision-making authority in this matter.

Mr. Compton, Mr. Serr and Mr. Liberman entered the meeting.

Mr. Horn explained that he had received a call from Mr. Bill Serr a week or so earlier. Graceworks is requesting that the City sign an application with the State of Ohio to obtain a determination from the Ohio Department of Taxation in order for Bethany Lutheran Village to be partially exempt from real property taxes and to authorize Graceworks to act as agent. Mr. Horn requested that Mr. Serr put in writing the information in order for Council to make a decision on the application by Graceworks. In the past, the City of Centerville has served as a conduit for bond financing, but it does not have financial or legal liability for Bethany Lutheran Village. A Resolution will be prepared for October 18.


Mr. Horn made Council aware that the Historical Society's Lease Agreement expires as of October 25, 2010. The Lease is written for five year increments, and it is recommended to leave the terms as they are. Council will take action on a Resolution renewing a five year lease. Dr. Gresham noted that there is no outside electricity at the Asahel Wright House and inquired as to the possibility of adding it. Mr. Horn will talk to Vickie Bondi, the Director of the Historical Society.

Mr. Horn also advised Council that the City and the Montgomery County Board of Commissioners entered into a lease agreement for the Auto Title Office which is located behind the municipal building. The City is in the third year of a five year lease. The County has the option of renewing the two remaining one-year renewal options under the lease agreement. Staff is recommending a 0% increase at this time. The lease does not expire until November 30, 2010. Council is in favor of moving forward on this matter.

Mr. Horn advised that he had spoken to Cynthia Fraley who advised him that the Hithergreen Board is recommending a 3% increase in the contributions from the City and Washington Township in its 2011 Budget. Mr. Horn suggested to Ms. Fraley that the Board hold the line at this time. Mr. Horn also spoke to Ms. Lightle who stated that the township had budgeted no increase for the next five years, but that she would bring it up to the Trustees. Council's suggestion was to increase the membership fee from \$28 per year. Council and the Township currently pay \$116,000 from each entity.

Mr. Horn passed out a draft of *Review of Senate Bill 297*, and Mayor Kingseed asked Council to forward any additional comments to Mr. Horn regarding this issue.

Mr. Compton made a motion to convene into Executive Session regarding real estate. Mr. Singer 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. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

  
Debra A. James  
Clerk of Council

Approved:   
C. Mark Kingseed, Mayor