

Centerville City Council
Work Session Meeting
December 13, 2010

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor Mark Kingseed

Deputy Mayor Doug Cline

Councilmembers: John Beals

Brooks Compton

Paul Gresham

Belinda Kenley

James Singer

Assistant Clerk of Council Julia Weaver

City Manager Gregory Horn

Finance Director Steven Hinshaw

Public Works Director Rob James

City Engineer Douglas Spitler

Assistant to the City Manager Jennifer Wilder

Assistant to the City Manager Kristen Gopman

Economic Development Administrator Nathan Cahall

Mr. Horn and Dr. Hinshaw went over a number of financial items still to be decided before the budget for 2011 can be finalized later this week.

- Local Government Funding from the State is uncertain, but most communities are using the amount that was set earlier. Council concurred to budget the amount we should be receiving.
- The north wall of the concession stand at Stubbs Park has stairway cracking. The report on the extent of the problem is not due until next week, so the cost of the repair work is unknown. Mr. Horn suggested including \$30,000 in the budget for the concession stand. Council agreed.
- Costs associated with widening Yankee Street are unsettled. Although applications have been made, but it is too early for funding decisions to be known. Unless a meeting on Wednesday, December 15, with Mr. Don Spang of MVRPC is fruitful in producing a reasonable expectation of more federal funding, the City will need to simplify the project and set a long-range plan to widen Yankee Street in increments.
- Yankee Trace figures are not finalized for the year. Debt service not covered by income will probably be more than in recent years.
- The budget for Council travel will be increased to match the trend for increased participation by Council members in NLC.
- The amount of the inside millage that Washington Township will return to the City of Centerville is uncertain. If there is to be an agreement Council was in favor of a percentage or an amount for a fixed term rather than a fixed amount.

Council suggested budgeting a conservative amount.

- Council concurred to contribute \$5,000.00 to the Dayton Development Coalition rather than \$7,500 as last year.

Discussion of two items related to Washington Township followed. The Fire Department is starting to bill for EMS runs. Council requested to know how many surrounding communities are doing similar billing. Mr. Horn asked for input from Council concerning the three properties north of Town Hall. Washington Township is interested in the parcels for a plaza or green space. One of the parcels, 35 N. Main, has the potential to be designated as a landmark. Mr. Horn has had some communications with the owner of the three parcels and a possible developer. He read a letter he had drafted to Ms. Jesse Lightle, Washington Township Administrator, updating her on communications various parties have had with the City of Centerville. Council concurred to have Mr. Horn send the letter.

Dr. Hinshaw is working to communicate with the Centerville City Schools on the CRA Resolution that Council will have on the December agenda. He has had little feedback from any of the entities that could be affected by the tax abatements offered in the program. Council asked that the measure be removed from the consent agenda and that there be a staff presentation.

Mr. Horn and Council discussed the City's continued participation in the EDGE Program. Council agreed that it is important for the City of Centerville to be part of the regional effort for economic development. Council concurred to have the EDGE Agreement 2011-2019 on the December consent agenda.

Mr. Cahall explained the reasons for the disbanding of the C-Help Program with Day-Air Credit Union. In spite of good advertising of the program, there had been no applications to use the funds. When regulations for mortgage lending requirements changed mandating that the City have an in-house broker to administer the program, the staff decided not to continue the C-Help Program.

MVCC negotiated a favorable five-year rate for electric services for street lights and other public lighting from DPLE. Centerville should save \$4,000 to \$5,000 a year with the new contract. Council concurred to have the resolution on the consent agenda on December 20.

Also on the December consent agenda will be a new agreement with the Public Defender's Office for services for indigent residents in cases involving the Centerville Municipal Code violations. The cost per case in the one year agreement is less than in 2010.

Two bids were received from dealerships for a new aerial truck. Staff recommends the acceptance of the bid from Utility Truck Equipment Company. The old truck is past its useful life expectancy, so it will not be kept as a backup.

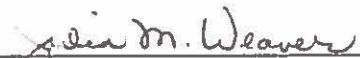
Mr. Spittler went over bond releases for Great Traditions at Yankee Trace. A performance bond for the Links, Section 1-C, can be reduced from a \$9,373 performance bond to a \$1,000 one-year maintenance bond.

In City Manager Communications, Mr. Horn noted several miscellaneous items for the December agenda. Kroger is submitting a final landscape plan showing the two changes requiring clarification – the location of the fueling station and the updated landscaping areas without the stone wall. Additionally, the replat of water and sewer easements for Miami Valley Hospital South will be considered by Planning Commission on December 14, 2010. It is expected that the replat will come to Council on December 20. Mr. Horn and Mr. James shared information about problems with gates and cracks in the concrete floors at the Public Works Center. Recently letters were sent to initiate the mandatory use of the large trash totes by City residents on a particular route.

Mr. Beals asked that street lighting be included as an agenda item at the annual retreat.

Mr. Compton updated Council on the efforts and attitudes of the Mayor's Committee that is studying the relationship between Centerville and Washington Township. Council agreed to extend the time allotted for the group to come to a recommendation. Council also encouraged the group to continue to seek the information needed for due diligence.

Mr. Singer made a motion to convene into Executive Session related to personnel. Dr. Gresham seconded the motion. A roll call vote resulted in seven ayes. After no official business was conducted, Mr. Cline moved that Council adjourn out of Executive Session. Mrs. Kenley seconded the motion. A roll call vote resulted in seven ayes in favor of the motion



Julia M. Weaver
Assistant Clerk of Council

Approved 
C. Mark Kingseed, Mayor