

Centerville City Council
Work Session Meeting
May 4, 2009

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building
Deputy-Mayor Douglas 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
City Planner Steven Feverston
Public Works Director Robert James
City Engineer Douglas Spitler
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Economic Development Administrator Nathan Cahall
Municipal Attorney Scott Liberman

Deputy-Mayor Cline indicated that Mayor Kingseed had requested that the first agenda item, the discussion of the financial issues with regard to Washington Township, be moved to May 11, 2009, since the mayor is out of town.

Mr. Troy Erbes of Danis Building Construction Company updated Council on the progress of the proposed Public Work's Center. Danis has been hired by the City to assist staff in providing construction management services. Danis received 71 proposals during the official Bid Opening, and they have had time to review the individual bids. Danis is recommending a guaranteed maximum price of \$5,800,000.00 that includes contingency money in the amount of \$264,480.00. A Special Council Meeting will be needed on Monday, May 11, 2009, to pass a Resolution with regard to the proposed GMP of \$5,800,000.00. Mr. Erbes explained the outstanding issues and indicated how they will be resolved. 1) Landscaping had incomplete bid proposals. Danis will proceed with the process by waiving the irregularities so the minor issues can be overcome. 2) There were no bids received regarding *Fencing and Gates* and the *Underground Storage Tank*. Danis has budgeted amounts for these two items and will rebid them.

Mr. Erbes reviewed a timeline for the construction process. Abatement work is proceeding on the Pyper Building on the property just south of the current Public Works Building. Its demolition is scheduled for the week of May 18. If the new construction progresses on schedule, a substantial part of the building should be completed in approximately thirty-six weeks with an anticipated move-in date of January or February 2010. Phase 2 would be ready in the summer of 2010. Council concurred to call a Special Meeting on May 11, 2009 at 8:00 p.m. and will confirm with Mayor Kingseed.

Mr. Liberman entered the meeting at this time.

Mr. Horn confirmed the Neighborhood Improvement Meeting for June 1 at 7:00 p.m. at Bethany Village in the Village Center. This meeting will be held for residents that are bounded by East Whipp Road, I-675 and SR 48, and the City's eastern limit. Neighborhood meetings were started several years ago to serve as an open forum where residents, council and staff interact. Some possible topics from Council to be brought up are: 1) The Millbank Ditch Reconstruction project and the timeline for getting the project out to bid and completed 2) Explanation of what happens to the tax dollars that go to the Township 3) Reiteration of the recycling initiative – educating the public, especially with regards to electronics and paints.

Ms. Kenley handed out information relating to her trip to San Antonio for the Program Committee Meeting for the November 10-14, 2009, National League of Cities Annual Conference. She encouraged Council to consider attending the conference.

Mr. Horn mentioned the Montgomery County Solid Waste is hosting an Open House for Thursday, May 7, from 12:00 – 5:00 p.m. at the South Solid Waste Facility.

Mr. Beals noted that he had distributed a memo to Council in their Friday packets regarding the use of the word *secession*.

Mr. Singer gave some historical background on an Ordinance that was passed and then repealed in 1977. Centerville had wished to separate from Washington Township at that time.

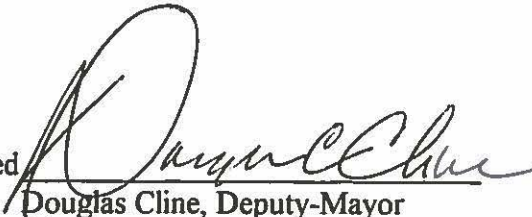
Mr. Horn explained a Resolution passed in 1980 establishing the boundaries of a "Community Reinvestment Area," a development tool. The boundaries were amended in 1991 and 1998. The CRA boundaries can be amended only one more time.


Mr. Horn advised that the city is still actively pursuing the grant for Issue 2 funds for the Sheehan Road improvements needed to support the proposed Kroger Marketplace. The City is expecting to receive a letter of intent from Black Equities.

Discussion was held regarding the formation of a Joint Economic Development District (JEDD). The pros and cons of an arrangement were considered, and staff will continue to explore the matter.

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

Approved


Douglas Cline, Deputy-Mayor


Debra A. James
Clerk of Council