

Centerville City Council  
Work Session Meeting  
December 14, 2009

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building  
Mayor C. Mark Kingseed (Video-Skype)  
Deputy Mayor: Doug Cline  
John Beals  
Brooks Compton  
Paul Gresham  
Belinda Kenley  
James Singer  
Clerk of Council Debra James  
City Manager Gregory Horn  
Assistant to the City Manager Jennifer Wilder  
Finance Director Steven Hinshaw  
City Planner Steven Feverston  
City Engineer Douglas Spitler  
Economic Development Administrator Nathan Cahall  
Resident, Rodney Miller

Mrs. Wilder gave an update on the rental inspection program. The City is in the second biennial cycle and she noted that the City has 1,200 rental units. National Inspection Corporation does one half of the rental inspections, and the City does the other half. Smoke detectors are the number one issue. Property managers have two years to bring their units into compliance. The City has done five major complexes this year and will continue to pick up more as the budget is being reduced for NIC. Mr. Singer made a request for staff to look into carbon monoxide detectors – it is something the City may want to consider. The Connor Group has become unwilling to cooperate with our rental inspection program. They own the Steeplechase and Villager Apartment Complexes. Mrs. Wilder stated that the City can do a complex in less than four hours. Mr. Horn will attempt to reach Mr. Patrick Rini with the Connor Group. If he receives a negative response, Council asked Mr. Horn to contact the Prosecutor's Office to have it get involved.

Mr. Spitler explained that Yankee Trace Development, LLC, is requesting an extension to the Subdividers Agreement at the Links at Yankee Trace, Section 1-C, for an additional year to December 10, 2010. The Subdividers Agreement stipulated that subdivision improvements were to be completed within a one year period (the date expired 12-10-09). This is a simple extension for additional time to install the public improvements.

For the Highlands at Yankee Trace, Section Two, Yankee Trace Development LLC is also requesting a six-month extension for the record plan approval. This extension is for additional time for the actual recording of the plat.

Mr. Cahall reported that INNOVA, Inc., had submitted a request for a grant to the Ohio Department of Development (\$850,000-\$900,000) related to their new line of laser systems. The grant application will be reviewed within 60 days, sometime in March 2010. INNOVA has also submitted a loan application to the City's Centerville Community Improvement Corporation. The request is for a \$40,000 no-interest loan for leasehold improvements and equipment purposes. There is potential for more job growth and job creation. INNOVA has extended an invitation to Council to take a tour of its building. Mr. Cahall noted a CCIC meeting may need to be called in mid-January. This type of innovative development is something that Council concurs to look into further.

Mr. Cahall gave an update on Kroger; the parties are still working through some things in the Subdividers Agreement. It looks hopeful that everything will come together by the last week in December. He reiterated that two items have to happen for the OPWC grant: 1) having the local share of the funding for Sheehan Road in place and 2) possessing the Right-of-way required.

Mr. Cahall also reported on a new company, DES Xchange, possibly locating in the City. He has offered an incentive package to assist the company to establish their business in Centerville. A Property Investment Reimbursement (PIR) Grant could be awarded for one time business expansion/location costs. The PIR grant would be for a period of five years and the amount would be for 20% of the anticipated additional payroll tax. Action may be required at the January Council Meeting. Council approved Mr. Cahall to pursue this matter.

Mr. Horn reported in the City Manager Communications:

Jeremy Kelley, DDN wants to do an article on the City's layoffs.

Jason Kirby passed away suddenly last week; he was 37 years old, a firefighter and very involved in the community.

Steve Hinshaw was recently recognized by the Auditor of State's Office and fewer than five percent of governmental agencies are eligible in Ohio for this award.

Public Works Center Opening – some kind of formal dedication will be held in early May.

The Montgomery County Board of Commissioners has asked municipalities to host one of their meetings (they are taking their meetings on the road). Council agreed to June 29, 2010, with a back-up date of August 31. Mrs. James will follow-up with the office of the Montgomery County Commissioners.

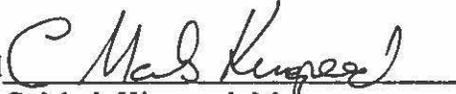
A copy of the completely revised draft Policy Memorandum will be sent to the members of the Stormwater Drainage Task Force. Mr. Singer explained that this Policy Memorandum for the Care and Maintenance of Drainage Ways will be passed as a Council Policy.

Mr. Horn announced that Council will receive the proposed CIP and Operating Budget prior to the December Meeting. Appropriations housekeeping will be on the December Council Meeting Agenda, and some last minute budget revisions for some additional reductions total about \$150,000 to the good in the General Fund.

Discussion was held regarding the .7 mil funding paid to Washington Township. Mrs. Kenley reported that she had spoken to Joyce Young, Trustee, who stated that the Township is open to increasing its amount from the \$150,000 it traditionally has set aside for joint projects. The Township is waiting for Ms. Lightle and Mr. Horn to discuss joint projects. Mr. Horn will contact Ms. Lightle and ask about the 2009 figure in the *Township Quarterly* and more specifics about how the money from the .7 mil was spent. Council requested that Mr. Horn ask Ms. Lightle for Washington Township to pay the whole local fund portion for Sheehan Road. Mr. Singer advised that he believed Council should ask the new Trustee at the beginning of the year, as to how he would propose better equity with the .7 mil funding.

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

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor