

Centerville City Council  
Work Session Meeting  
June 23, 2008

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building  
Mayor C. Mark Kingseed  
Councilmembers: John Beals  
Paul Gresham  
Belinda Kenley  
James Singer  
Clerk of Council Debra James  
City Manager Gregory Horn  
Assistant to the City Manager Kristen Gopman  
Economic Development Administrator Nathan Cahall  
Municipal Attorney Scott Liberman

Mr. Horn talked briefly about the relative financial positions of the City versus the Township. He noted that the City has more debt for the reason of Yankee Trace. Yankee Trace was financed over a 30 year period under a low tax free interest rate, so that golf revenue over the extended time period could let the golf course pay for itself. It is an asset that is worth millions of dollars, and revenues make enough to pay the vast majority of its operating, maintenance and debt service payments each year. Yankee Trace is not a burden on any individual taxpayer.

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

The Merger Study Commission will consist of ten members that will study the issue of a merger between the City and Washington Township. Mr. Liberman stated that the State of Ohio and the Montgomery County Board of Elections have very specific rules that must be followed. Volunteers and Council were planning to circulate petitions the weekend of June 21<sup>st</sup> but the signature gathering was postponed. Mrs. Gopman advised that the Focus Group will meet on Tuesday, June 24<sup>th</sup> at 6:00 p.m. The research firm will collect information from the Focus Group to identify different issues and needs in the community. Citizens for the Focus Group were chosen randomly from addresses in the Township.

Mr. Horn reported on the public records request that was received from Mr. Alex Bebris. Mr. Horn had spoken to Mr. Bebris on the phone and tried to clarify the City's position on the merger issue. Mr. Bebris stated that he would look at the Steen Study and the Joint Financial Study between the City and the Township. He indicated that he would do research on his own and will withdraw his request for the public records request for the present time. The City of Centerville should receive a written communication in the next couple of days to that effect.

The final version of the Joint Financial Study should be forthcoming in the next several weeks. It was announced that Mr. Louis Duchesneau ("Washington Township Forever") says that they will change the Washington Township website as there was some information that was not correct regarding the Joint Financial Study. It was reported that the final slogan for the Merger Campaign is "Citizens for Reduced Property Taxes".

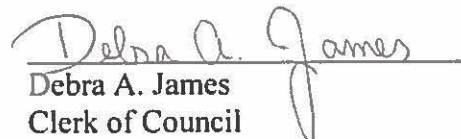
Mr. Horn informed Council that he had written a letter to Ms. Lightle with regard to the March 31<sup>st</sup> Joint City/Township Meeting and had requested clarification on the statement made by Trustee Lee Snyder. Mr. Snyder stated that "the financial study failed to mention several major capital improvement projects that should be starting within the next one to five years. One is the Social Row Road extension at about \$17 million and the other is Cloyo Road at \$15-\$20 million." As of this date, we have not received a reply.

Mr. Horn stated that The Kroger Company's application for the Major Use Special Approval and the Record Plan are on the Agenda for the Planning Commission Meeting on Tuesday, June 24, 2008. If these are approved by the Planning Commission then the plans will come to Council in July.

Mr. Horn announced that Art in the Heart will be held on Saturday, June 28<sup>th</sup> in downtown Centerville from 3-8:00 p.m. Mr. Horn asked for clarification concerning contracts and fees paid by vendors/artists. Mrs. Gopman will follow-up with Mrs. Tapogna, Arts Commission Coordinator.

Mr. Horn reported some concern with regard to the graduation parties being held at Benham's Grove. There is a need to limit the number of graduates for a party as some parties are exceeding the limitation of number of people that Benham's can accommodate. Citizens who reserve Benham's Grove are required to sign an Alcohol Permit but alcohol and rowdiness are becoming a problem. Mr. Horn will come back to Council with recommendations from Staff.

It was suggested to call Katherine Ullmer (Dayton Daily News) and Ann Tatlinger (Centerville-Bellbrook Times) to let them know the final ten names from the City and the Township for the Merger Study Commission. Council consented to have Mr. Horn work out an agreement with Avakian and Associates regarding the gathering of signatures and to work out the issues on the guarantee to be able to provide the signatures that are needed. Mr. Singer asked that we get a clear guarantee in writing that we would have the signatures by a certain date. Mr. Horn will get a copy to Council for their review. A Resolution could be needed for the July 21<sup>st</sup> Council Meeting. Mrs. Gopman handed out a draft of the Petition that will be circulated.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor