

Centerville City Council
Work Session Meeting
October 13, 2008

TIME: 7:30 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy-Mayor Douglas Cline

Councilmembers: John Beals
Brooks Compton
Paul Gresham
Belinda Kenley
James Singer

Assistant Clerk of Council Julie Weaver

City Manager Gregory Horn

Finance Director Mark Schlagheck

Public Works Director Robert James

City Engineer Douglas Spitler

Assistant to the City Manager Kristen Gopman

Assistant to the City Manager Jennifer Wilder

Economic Development Administrator Nathan Cahall

Resident: Phil Whittaker

Deputy Mayor Cline made a motion to convene into Executive Session regarding personnel. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. Compton entered the meeting during the Executive Session. After no official business was conducted, Dr. Gresham made a motion to end the executive session. Mr. Cline seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

When staff and Mr. Whittaker had returned to the Law Library, the request for sponsorship of the Diversity Council was discussed. Council is in agreement to support the Diversity Council as in the past with a donation of \$1,000.00—an amount to be matched by Washington Township.

The Centerville Optimists are asking once again for permission to use the parking lot behind City Hall for a Christmas tree lot as they have done for a number of years. Council is in agreement to make the same arrangements as in the past so the group may have its fundraiser.

Mr. Cahall presented information on a request by the Connor Group for Property Investment Reinvestment (PIR) funds to help offset expansion costs. The Connor Group has restructured its proposal to agree to generate twenty-six new jobs in the next 3 years. Normally, to qualify for a PIR the Connor Group would have to increase the payroll taxes paid to the City by \$20,000.00 a year. So far, management has given estimates of the number of jobs to be

created, with more created in the first years than later. Mr. Horn explained that no decision is required at this time, because discussions of possibilities are ongoing. Council was in agreement to continue to consider the possibility of a PIR Grant for the Connor Group's expansion of its business on Centerville Business Parkway.

Discussion turned to the terms of the renewal of the lease for the License Bureau. A rate of three dollars per square foot per year would be a significant increase from the past, but is still well below the rental charged for similar space in the area. Mr. Compton pointed out that the convenience of having the License Bureau and the Title Office located in Centerville is an amenity for the Community. With Centerville's request for an increase in the rent, the License Bureau has asked for an annual renewal term, instead of the current five year lease. Council is in agreement to proceed with a one year term if it is necessary to maintain the lease with the License Bureau.

Public Works Director Rob James gave an update on progress with plans for the new public works facility. The blueprints are in the schematic design stage, so he was able to show floor plans and elevations. Danis, the construction management company for the project, and Cole and Russell, the architects, recommend finishing the plans and bidding the project around the first of the year, since prices are good and competition among companies wanting work is keen. They could foresee breaking ground in the spring and completing the building by the end of 2009.

Council reminded Staff that several local entities have voiced interest in sharing some of the services included in the new facility, such as the fueling station and the washing station. Before plans are finalized, some design and logistics work would have to be done to accommodate such sharing. Mr. James and Mr. Horn agreed to confer with those who had expressed this interest.

Council also reiterated a desire to incorporate as much "green" technology and planning as is practical. Mr. James noted the inclusion of skylights, translucent panels, energy-efficient lighting, and unheated areas in the plans. He noted that some green technology is cost efficient and some is not.

In City Manager Communications, Mr. Horn stated that there had been a meeting earlier in the day with DP&L and local officials at Miami Valley Communications Council. DP&L dispelled myths about crews that were out-of-state and about running out of supplies in the aftermath of the winds of September 14. The storm caused widespread damage in the entire southwest quadrant of the state as far north as Mercer County. DP&L stated that even the best of preparations would have shortened the time needed for repairs by only one or two days because numerous major transmission lines and substations were down and countless trees were involved. DP&L does believe it needs better communication with the cities in its service area. A committee is being formed to make recommendations.

Mr. Horn stated that the beautiful October weather has meant that Yankee Trace is experiencing a very positive month.

For those without insurance, Dr. Gresham noted the availability of discount cards for prescriptions through National League of Cities. It was also noted that the Dayton Chamber of Commerce offers discounts on gasoline to its members.

The Mayor brought up the Charity Event at Yankee Trace on November 1, 2008. He asked those with business contacts to find out if any of them would be willing to sponsor a donation of food for the evening.

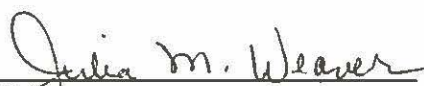
Since the current supply of merger study pamphlets is nearly exhausted, Mrs. Gopman and Mr. Cahall asked for direction concerning the mailing of chasers to those requesting absentee ballots. Council was in agreement to fund 2000 additional brochures so the mailings could continue.

Most of the staff and Mr. Beals left at this time.

Discussion ensued concerning the naming of rooms in our public buildings for former mayors and councilmembers. It was pointed out that this practice is often done posthumously and that, potentially, there are many who deserve to be honored. A list showed a number of these public servants with sixteen years of service and more. As an alternative to the naming of rooms or places, Council is in agreement to consider some sort of "Heritage Walk" as part of the plan for the green space at the corner of Alex Bell Road and State Route 48.

Mr. Horn noted that he had received a letter from Jesse Lightle, Washington Township Administrator. The Township is requesting payment of the amount the City pledged for a Verdin clock to be installed at Town Hall in downtown Centerville. Mr. Horn said the advance would allow the clock to be ordered and the project to move forward.

There being no further business, Mayor Kingseed adjourned the meeting.



Julia M. Weaver
Assistant Clerk of Council

Approved 

C. Mark Kingseed, Mayor