

Centerville City Council/Washington Township Trustees
Joint Meeting
March 27, 2006

TIME: 7:00 P.M.
PLACE: City Municipal Building, Law Library
PRESENT: Mayor C. Mark Kingseed
Deputy-Mayor Douglas Cline
Councilmembers: James Singer
Susan Lienesch
Robert Corbin
Brooks Compton
Paul Gresham
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Mark Schlagheck
City Planner Steven Feverston
Washington Township Trustees: Joyce Young
Terry Blair
Lee Snyder
Township Administrator Gary Huff
Deputy Administrator Tom Toberen
Fiscal Officer Thomas Zobrist
Finance Director, Mike Barlow
Dayton Daily News Katherine Ullmer

Mayor Kingseed and Trustee President Joyce Young presided over this meeting. Mrs. Young asked that the Agenda be approved for the meeting. Mayor Kingseed made the motion to approve the agenda for the meeting as follows:

City/Township Financial Study
A. City's New Public Works Facility.
Joint Economic Development Districts (JEDD's)
Rezoning to the South (State Route 48/Social Row Road)
Miami Valley Hospital
Civic Use on Property/Sheehan, Paragon and Social Row Roads
Parking Lot Update-Center of Town
Update of Thirsty Dog
BP Station (State Route 48/Spring Valley Road)
Gas Station Lights (Yankee/Social Row Road)
Sam's Club/State Route 725 Redevelopment
Clyo/Spring Valley Roads Intersection
UDO Update

Mr. Corbin seconded the motion. The motion passed unanimously.

Mayor Kingseed asked if there were any citizens wishing to make comments.

Mr. Daniel Hodapp, 7336 Hartcrest Lane, stated that he had farm ground in the Township, and that he and his wife, Dorsie, are in favor of a merger.

Mr. Bob Kyvik, 2555 Goodfield Point, his committee is requesting that another detailed financial study be made to see if there can be a tax savings to residents.

CITY/TOWNSHIP FINANCIAL STUDY:

Mayor Kingseed referred to his State of the City Address in which he stated the City and Township should cooperate to make sure the people of the community have the facts they need to make decisions on how best to structure City and Township government in the future. A citizen's group has urged both governments to analyze the potential financial impact if the two public bodies were to consolidate. Discussion followed and it was recommended that an outside financial accounting firm (a totally objective source) make a joint financial study for both communities. The accounting firm could suggest how to find the most efficient way for the two entities to operate.

Mr. Gary Huff, Township Administrator, and Mr. Greg Horn, City Manager, will draft together a Request for Proposal in the next three weeks. The end result of the RFP would be the two public bodies agreeing to what the financial analysis is and having something that they can sign off on. The accounting firm would do an economic and cost analyses and would get the full range of information--they want the bigger picture. Whether this would lead to a merger or if the two bodies stay separate. This Financial Study would show where efficiencies need to begin. Mayor Kingseed stated that the Financial Study would be an open process.

Discussion followed with regard to an update on the following agenda items.

CITY'S NEW PUBLIC WORKS FACILITY:

Mr. Horn explained that the construction of this building is scheduled to be under contract by the end of the year.

Discussion was held regarding the new Fire Station at S.R. 48 and Social Row Road. City representatives are scheduled to meet with ODOT representatives on Tuesday, April 4, 2006, and is willing to support the Township for an access (curb cut) onto S.R. 48 for the new fire station. Dr. Gresham stated that both entities should help each other out as much as possible.

JOINT ECONOMIC DEVELOPMENT DISTRICTS:

Mayor Kingseed stated that a Joint Economic Development District is a tool that is there, and the City is more than willing to work with the Township on a JEDD (Joint Economic Development District) for commercial development and redevelopment. Mr. Blair agreed that it is a good idea. JEDD's cannot include residential properties.

MIAMI VALLEY HOSPITAL:

Mr. Horn reported that the Miami Valley Campus Plan has been going very well. The wooded areas along the interstate edge are being preserved as a backdrop to their development. The first phase should be completed - October 2007.

REZONING-S.R. 48 AND SOCIAL ROW ROAD:

It was explained that this issue has not come to the Township Trustees. It has been purchased by RG Properties. The process includes an application to be made with the Township; the Zoning Commission will then make a recommendation to the Trustees. The Township Trustees felt they are looking at a time frame of three months to a little longer.

CIVIC USE ON PROPERTY/SHEEHAN, PARAGON AND SOCIAL ROW ROADS:

Mr. Feverston reported that JKW Development, LLC is the Developer. It is currently zoned Single Family Residential. The proposed civic use at Social Row Road and Sheehan Road was to be for a new elementary school. It was determined that more acreage was needed for the school and the location was moved further east on Social Row Road. The Developer has kept 17 acres to be preserved for open space and civic purposes. The civic uses are a swim and tennis facility, lake and gazebo, and a tot lot. The development is also including open space mounding, landscaping, decorative fencing and walls around the perimeter of the property to maintain a rural setting.

UDO UPDATE:

Mr. Feverston stated that the Property Maintenance Code will be folded into the Unified Development Ordinance. This is part of the Create the Vision Plan which will put land use, zoning, landmarks into one codified document.

PARKING LOT UPDATE-CENTER OF TOWN:

Mr. Snyder asked the question - how is a semi going to be able to maneuver in the parking lot behind Panera Bread. Mr. Horn stated that he believes everything is correct - he will pass this information along to Mr. Rob James, Public Works Director and to our Engineering Department. He will follow-up with this information. He also pointed out that the parking lot for Panera Bread should be completed by June 1, 2006 and the building is targeted to be completed by July 1, 2006.

BP STATION (STATE ROUTE 48/SPRING VALLEY ROAD):

It was reported that there have been several inquiries regarding this property. Mr. Cline inquired if a JEDD could be done on this site.

UPDATE OF THIRSTY DOG:

Mr. Horn, Mr. Singer and Mr. Spitler are meeting with ODOT on Tuesday, April 4, 2006, involving several issues regarding the signalization at the entrance to the closed Thirsty Dog Restaurant. ODOT has agreed to share the cost of putting a traffic signal in; but the off ramp has to be widened and an interchange modification study done by the City. Mrs. Young offered their assistance if there is anything that the Township can do.

CLYO/SPRING VALLEY ROADS INTERSECTION:

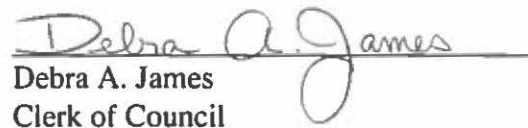
County Commissioner Charles Curran, State Representative John White and resident, Steve Varmuza are wanting to come and speak at the next Joint Entities Meeting, July 31, 2006, regarding this proposed project.

GAS STATION LIGHTS (YANKEE/SOCIAL ROW ROAD):

It was pointed out that the lighting has been an issue with some residents. It was suggested that the flush mounted lights could be dropped down 6 inches or to face them straight down and not at an angle. Some kind of buffering could possibly be used.

SAM'S CLUB/S.R. 725 REDEVELOPMENT:

Sam's Club is being expanded into a new full service Sam's Club at Lyons Road & S.R. 725. It will feature a deli, pharmacy, bakery and a self-service gas station. Retail space across the street from Sam's Club has been leased: the space where Books-A-Million was located - will still be vacant.


Debra A. James
Clerk of Council

Approved: 
C. Mark Kingseed, Mayor