

Centerville City Council
Work Session Meeting
May 6, 2013

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building

Mayor C. Mark Kingseed

Deputy Mayor Brooks Compton

Councilmembers: John Beals

Doug Cline

Paul Gresham

Belinda Kenley

Jim Singer

Clerk of Council Debra James

City Manager Gregory Horn

Police Chief Bruce Robertson

Finance Director Steven Hinshaw

City Planner Steve Feverston

Assistant to the City Manager Jennifer Wilder

Assistant to the City Manager Kristen Gopman

Economic Development Administrator Nathan Cahall

Municipal Attorney Scott Liberman

Residents: Jack and Diane Wysong

At the request of Mr. Beals, Dr. Hinshaw gave a brief overview of the City's Investment Strategy, since Mr. Beals had inquired about a newspaper article written by Ohio's Treasurer, Josh Mandel, on the STAR Plus Investments program. The Ohio Treasurer's Office previously had offered a Star Ohio program and recently initiated a new program called STAR Plus. Dr. Hinshaw gave a handout from Chapter 211 of the Municipal Code which describes the primary objectives of investment activities for the City. The three objectives are safe investments, liquidity and return on the investments. By coincidence, Dr. Hinshaw had recently met with someone from the Treasurer's Office and looked at the program. He explained the City's portfolio as having 40% in CD's, 40% in US Treasury Bonds and 20% in readily available funds. At this time, he had decided not to pursue the STAR Plus program. Dr. Hinshaw conveyed that he gives reports to Mr. Horn on a monthly basis about the City's investment activities.

Mr. Feverston explained that the Planning Department had received an application for a massage parlor for the Cross Pointe Shopping Center. Neither of the individuals are licensed in the State of Ohio nor interested in being licensed in Ohio, although they seemingly are certified by the State Licensing Board in Virginia and North Carolina. Mr. Feverston mentioned that the City does have several licensed massage therapists. Mr. Horn was uncomfortable with issuing a permit without the state license certification. The City Ordinance sets out the standards and having a license in the State of Ohio is one of the standards.

Mr. Eric Smith, City Manager of the City of Englewood, was invited by Mr. Horn and was present to speak to Council with regard to their Solicitation Ordinance. Mr. Smith explained that the issue of solicitation is one which every community deals with. The City of Englewood had passed an ordinance banning door-to-door solicitation between the hours of 6 p.m. and 9 a.m. The Ohio Citizen Action Group challenged the ordinance, so Englewood has been working on this ordinance since 2005. The City of Englewood's Council passed the current ordinance in March of 2012. The new ordinance provides:

- requirements for solicitors to obtain a permit from the city prior to door to door solicitation
- allows individuals to canvas the city requesting contributions for charitable, political or religious purposes
- establishes a "do not solicit" list

Police Chief Bruce Robertson was in attendance and stated that he has concerns. As it is right now, the Police Department doesn't have any enforcement procedures in place, when residents call in with complaints. He stated the Police Department, on average, receives 2-3 calls per week regarding concerns with door-to-door sales.

Council voiced concerns with the draft ordinance with regard to the "do not solicit list" and its effect on political canvassing. Mr. Liberman will do further research. Mr. Horn asked Council to review Englewood's packet where DP& L had hired contract employees through another company. Background checks showed there were individuals who were convicted felons and had records. Solicitation can be a security issue.

After a brief discussion, Council concurred to appoint Mr. Jon Hazelton to the Community Reinvestment Area Housing Council. Mrs. James will send the appropriate paperwork to Mr. Hazelton in order for him to submit an application and volunteer forms.

Mr. Feverston gave an update on the property located at 290 Loop Road. Back in August 2012, a minor site plan was brought into the Planning Department for approval. The grading plan that was submitted and approved was the same exact plan that had been approved, but not completed, for the property for E.G. Lewis in 2002. The Voss Auto Network purchased the property in the fall and the contractor began the grading, but raised the elevation of the property by adding fill dirt well beyond the scope of the approved grading plan and creating a useable area twice the approved size. In November, a stop work order was issued, and Mr. Voss was told that the contractor must protect the hillside and install erosion control measures before the winter season.

Mr. Feverston further explained that Mr. Voss recently submitted a new Development Plan and that staff recommended denial. The Development Plan before the Planning Commission on April 30 was tabled until the June 25, 2013 Planning Commission Meeting. An additional issue is the standing water at the base of the hill which is north of Loop Road and adjacent to Primary Village North School located on Marshall Road.

Mr. Cahall reported that representatives of Zengel Construction Company have met with the Ryan Homes developers. Discussions are ongoing concerning the potential for additional homes in the Pleasant Hill area. The 35 acre property is zoned R-PD, Residential Planned Development. Construction of new homes could be controversial, since it is essential for

this new development to be inter-connected with the Pleasant Hill and Deer Run neighborhoods. Ryan Homes is looking at a three year build-out with 40 lots in Phase I and 40 more to the south in Phase II. The developer would need to acquire about $\frac{3}{4}$ of an acre of property along the old railroad right of way for access onto Alex-Bell Road.

Mr. Horn gave a brief update of area communities that have decided not to renew their membership with the Dayton Chamber of Commerce as the result of the way the matter was handled when the Chamber decided to support House Bill 5. Council will revisit this matter.

Mr. Compton moved that Council convene into Executive Session to discuss litigation and personnel. Dr. Gresham seconded the motion. A roll call vote resulted in seven ayes in favor of the motion. After no official business was conducted, Mrs. Kenley moved that Council adjourn out of Executive Session. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor