

Centerville City Council  
Work Session Meeting  
March 1, 2010

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building  
Deputy Mayor Douglas Cline

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

Clerk of Council Debra James  
City Manager Gregory Horn  
Finance Director Steven Hinshaw  
City Planner Steven Feverston  
Assistant City Planner Ryan Lee  
Assistant to the City Manager Jennifer Wilder  
Economic Development Administrator Nathan Cahall

Heidi Miller, Chair, Board of Architectural Review  
Frank Holloway, Board of Architectural Review  
Jaime Garrett, Board of Architectural Review

Mrs. Kenley made a motion to convene into Executive Session regarding Personnel. Mr. Compton seconded the motion. A roll call vote resulted in four ayes in favor of the motion. Mr. Horn, Mr. Singer and Dr. Gresham entered the meeting during the Executive Session. After no official business was conducted, Mr. Singer made a motion to adjourn out of Executive Session. Dr. Gresham seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Heidi Miller, a member of the Board of Architectural Review, and Dan Carfagno, a member to the Property Review Commission, will be reappointed as Chairs to their respective Board and Commission for a term of one year.

Mr. Ryan Lee, Assistant City Planner, presented the updated Design Review Criteria (DRC) document that was adopted by the Board of Architectural Review in December of 2009. The new document will serve as a supplement to the Unified Development Ordinance (UDO). The Design Review Criteria has been brought up to date to reflect current zoning approval and code changes in the UDO. It is written in plain text format, and there are illustrations to make the document more user-friendly (for downtown merchants and property owners). Council would like to have Mr. Lee introduce the DRC document at a future televised Council Meeting.

Mr. Feverston explained that there is a potential buyer (privately owned funeral home) for the vacant Sears Building located along Clio Road. He reviewed a map showing the land east of Centerville Business Parkway and north of Clio Road. Rezoning to Office-Planned Development would be necessary since the property is currently zoned Industrial-Planned Development. Mr. Feverston stated that he brought this matter to the attention of the Planning Commission on February 23, 2010, and the Commission is on board with the rezoning of the land. Nearby condo property owners and business owners would be contacted. An Amendment to the UDO would be needed for the rezoning. The City could initiate rezoning for the existing Fire Department and the vacant Sears Building at the same time.

Mr. Horn made Council aware that there had been an unpleasant incident on Friday, February 26, 2010 at City Hall. A resident, Joe Harmon, who has had some property maintenance issues, came into City Hall and got very loud with accusations with several staff members. After he gave Mr. Horn his side of things, Public Works did go to his home for a special trash pick up. Mr. Harmon has left unusual voice mails with Public Works and staff. Mr. Horn will stay apprised of the issues and work with staff for follow-up.

Mr. Horn reported to Council on the following matters:

The Montgomery County Court of Appeals is soliciting names of individuals wanting to be considered for an appointment to the Board of Commissioners for the Centerville-Washington Park District. Mr. Horn will contact Ms. Carol Kennard and see what the situation is.

He had placed a phone call to Ms. Lightle regarding the City's request for sharing the expense of the Sheehan Road project. He had not received a phone call in return.

Crews have been busy moving into the new Public Works Center. Phone lines are to be switched over tomorrow, March 2. Bright lights on the east side of the building are being turned off for now, and staff is looking into the possibility of putting up a screen along the east side of the building.

Mary Lou Pence's son had been hospitalized for eight days with a partial collapsed lung. He is home now and was expected to start back to school today.

A draft for the City's Sick Leave Donation Policy was handed out to Council. Mr. Horn asked Council to review it and to let him know if they were not in agreement with the terms. This policy would allow the City Manager to deal with employees on a case-by-case basis at his discretion going forward.

Mr. Horn indicated that he had spoken with Lisa Kelly, (the daughter of the late Dick Stuart); she is the owner of three properties that are north of Town Hall. She is going to send Mr. Horn a letter stating that the City has permission to take down a couple of the long standing signs that are unsightly and out of date. Council concurred to give Mr. Horn permission to have the signs removed.

Mr. Horn reported that a resident, Ed Chamberlain, had requested 3-4 years ago that Mr. Horn explain Special Assessment Financing to him. He is under the impression that his assessment payment is paying for the Yankee Trace Improvements. Mr. Horn will write to Mr. Chamberlain and copy Council and will also include a copy of the letter that was sent to Mr. Chamberlain several years ago.

Mr. Cahall reported on the Mayor's Business Appreciation Breakfast that was held on Wednesday, February 24 at 7:30 A.M. There were 175 people in attendance and it was very well received. Mr. Compton made the suggestion of reserving more time for questions at the end. The event was co-sponsored by Miami Valley Hospital South.

Mr. Cahall explained that DimcoGray is planning to enter into the medical plastics manufacturing market. He is working with them and is preparing to offer the company a Property Investment Reimbursement (PIR) grant. This grant is for one-time business expansion costs. City Council would have final approval.

Mr. Cahall advised Council that a new Community Reinvestment Area Housing Council needs to be appointed. Under the City's Resolution, the City Manager is designated as the housing officer. The Housing Council is as follows:

The Mayor appoints two individuals

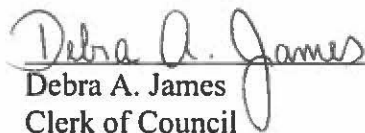
Council then appoints two individuals

Planning Commission appoints one individual

These five individuals appoint two more residents of the City of Centerville

This matter will be on the March 22 Council Meeting Consent Agenda. There are several property owners that may appeal the revocation of their CRA abatement. Mr. Horn asked Council to let him know if they feel strongly about notifying the property owners and giving them 30 days notice before the City withdraws their abatement.

Mr. Feverston advised that a Special Council Meeting will be called by the Mayor on Monday, March 8, 2010, for the matter of setting the public hearing for an Ordinance to vacate a portion of a platted utility easement on Max Reeder's property at 6240 Brentshire Court.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor