

Centerville City Council  
Work Session Meeting  
April 5, 2010

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building  
Mayor Mark Kingseed  
Councilmembers: Brooks Compton  
Paul Gresham  
Belinda Kenley  
James Singer  
Clerk of Council Debra James  
City Manager Gregory Horn  
City Planner Steven Feverston  
Public Works Director Robert James  
Assistant to the City Manager Jennifer Wilder  
Economic Development Administrator Nathan Cahall

Mayor Kingseed asked for Council to put forward names for discussion with regard to the appointments to the Community Reinvestment Area Housing Council. The Planning Commission appointed James Briggs at its March 30, 2010 meeting. Planning Commission appoints one individual; the Mayor appoints two individuals; Council appoints two individuals. The newly commissioned five members then appoint two more citizens from the City.

Discussion was held with regard to the *Going Places* Resolution requested by Miami Valley Regional Planning Commission. Council has concerns about tying transportation dollars to the development policy. Because Council has concern for the long term effects, Council would like to know whether the zoning recommendations will be advisory or mandated. Council concurred to put this Resolution on hold. It was suggested to have Mr. Beals (as he is the representative for the MVRPC) look into this matter and give Council an update on his findings. Council will revisit this matter in the future.

Mr. Horn reported that he had been contacted by Mrs. Joy Brush, President of the Americana Festival Committee. She requested to put signage for the Americana Festival at the entryway park at S. R. 48 and Alex-Bell Road. It was agreed that the City cannot start a precedent with one group as there are other requests that have been turned down.

Mr. Feverston reviewed the Drainage Policy that will be voted on at the April 19 Council Meeting. Mr. Singer requested two minor changes to the policy. Mr. Feverston will make the updates, so the Drainage Policy will be finalized and ready for approval.

Mr. Feverston reviewed briefly the changes in the Unified Development Ordinance (UDO) Amendment. He explained that the proposed changes include minor formatting changes, the correction of inaccurate references, and applicable changes to regulations which need to be addressed. This document was unanimously recommended by the Planning Commission to

Council. Mr. Feverston will give a full staff report at the April 19 Council Meeting. The Public Hearing is scheduled for that date.


Mr. Horn announced that Tom Imwalle is retiring from Public Works after 30 years of service, and Grace Averitt has given her resignation for her retirement after 26 years of service.

Neo-Fitness has new ownership and its new name is *Club 51*. The new ownership is making improvements and has stated that it they will honor all current memberships from the City and the Centerville Schools.

Mr. Horn gave an update regarding the Reeder/Fehr garage issue. He met with them on Friday morning (April 2, 2010) and both parties have agreed to a compromise. Mr. and Mrs. Reeder are going to hire the contractor that Mr. Beals introduced to them. The Reeders have agreed to lower the garage structure a minimum of 34 inches. The roof structure and pitch will remain the same. The side walls will be lowered; and the Reeders have agreed to pay the costs of the modifications (\$2,000 - \$3,000). Mr. Reeder's contractor will come back and finish the electrical work after the structure has been lowered. City staff will work with the Reeders and their contractor and will waive fees to the Zoning Certificate and Building Permit. There will not be any additional costs to the Reeders from the City.

Mr. Horn reported that he had spoken to Mr. Bill Serr with regard to a property in poor condition. Council concurred with aiding in the clean-up of the property, including some demolition.

Council convened to the Council Chambers for the Special Council Meeting that was scheduled at 8:00 p.m.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor