

Centerville City Council  
Work Session Meeting  
July 7, 2008

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

Assistant to the City Manager Jennifer Wilder

Assistant to the City Manager Kristen Gopman

Finance Director Mark Schlagheck

City Planner Steve Feverston

Public Works Director Robert James

Economic Development Administrator Nathan Cahall

Mr. Cline announced that Mayor Kingseed would not be present at this meeting as he is on vacation.

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

Mrs. Ginny Strausberg will be appointed at the July Council Meeting as a member of the Arts Commission and Mr. James Briggs will be reappointed to the Planning Commission. There are still applicants to be interviewed for the Arts Commission, City Beautiful Commission and the Sister City Committee.

Mr. Cline passed around a postcard that was placed on windshields of cars during the Fireworks Display on July 4<sup>th</sup> at the Centerville High School. It was distributed by the political action committee, Forever Washington Township.

Mr. Feverston reviewed a Major Use Special Approval submitted by The Kroger Co. for the proposed Kroger Marketplace and fueling center. He located the subject property on a map showing it situated on the northwest corner of Sheehan Road and State Route 48, which is currently the Elder-Beerman Department Store, a vacant building and Grismer Tire. Mr. Feverston explained that the applicant is proposing to tear down the existing Elder Beerman

retail store and vacant building. The Grismer Tire outlet will remain. The Planning Commission voted unanimously, recommending approval of this Major Use Special Approval application to City Council subject to 16 conditions.

Mr. Feverston gave a summary of the Record Plat for the proposed Kroger Marketplace. This request is to create one lot on the 18.123 acre parcel in order to designate the public right-of-way and utility easements for the Kroger Plat. There is currently a 20 foot right-of-way along Sheehan Road. An additional 15 feet as a result of this record plat will increase the right-of-way to 35 feet which will provide for the initial improvements for the Kroger Marketplace as well as right-of-way for the future widening of Sheehan Road. The Planning Commission, by unanimous vote, recommended approval to City Council with five conditions.

Mr. Horn announced that the current arrangement with NeoLimits to allow discounted gym memberships to regular year-round employees has been extended for an additional year. This benefit is offered to employees and family members who are 14 and older and sign-ups will continue to July 31, 2009. Monthly fees are \$10 per month, per person, with a one-time enrollment fee of \$20.

Mr. Horn explained that there was a Centerville Community Improvement Corporation Loan Agreement between the CCIC and Daniel C. Doepke, relative to a \$100,000.00 interest free loan for the restoration of property located on the southwest corner of Main and Franklin Streets. \$50,000 was provided by the City and \$50,000 was provided by Washington Township. The loan has been paid back in full, so the City is going to pay Washington Township its \$50,000.00.


Mr. Horn announced that there is a mediation session regarding the Gramann litigation on Tuesday, July 8, 2008 and another session is scheduled for Thursday, July 10<sup>th</sup> with the Court appointed mediator and Attorney John Koverman.

Mr. Horn advised that the City had received a public records request from the law firm Gottschlich and Portune for the Rod & Reel Club. Documentation has not been found pertaining to notes or records of a presentation(s) by Mr. Norbert Hoffman (former City Engineer) concerning drainage matters involving the Rod & Reel Club. Mr. Horn requested that Council Meeting and Work Session Minutes be reviewed for the years of 1991, 1992 and 1993. Mr. Singer is interested in knowing if the non-contaminated data has changed. He requested that Staff compare the current set of numbers with the previous set of numbers in the engineering reports. A letter will be sent to Attorney J. Joseph Walsh, with copies of invoices that have been paid to CBC Engineers and Associates; he or his representative will be invited to come in to review our records.

Mr. Horn is willing to sign the Letter of Intent for the extension of Clyo Road, but we have not received it as of yet. It is expected that Bob Geyer, Greene County Engineer, will drop off a signed Letter of Intent from the Greene County Commissioners to move forward with the Clyo Road Extension Project. However, the Letter of Intent is contingent on completion of the Settlement Agreement with Sugar creek Township and a Development Agreement with Bear

Creek Development Company. A meeting is tentatively scheduled for Tuesday or Wednesday with representatives of Bear Creek. The City has been seeking proposals for appraisal work associated with the possible eminent domain action for Miami Valley East Drive.

Discussion followed relative to the merger process. Council is committed that the Merger Study Commission is a very important item that needs to be on the ballot for the voters in November. Mr. Horn advised that the City was in receipt of the agreement prepared by Grassroots Solutions and that there were some issues. He pointed out that Mr. Gagne, Communications Consultant, was willing for Council to contact him, and a phone call was placed. Discussion followed as to trying to find a workable compromise on the issues. After placing the phone call Council critiqued the agreement that had been prepared. Council authorized Mr. Horn to execute the agreement and suggested a few changes to the agreement. The City would pursue using volunteers to gather signatures as well. Mr. Horn will keep Council apprised of progress.

  
Debra A. James  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor