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Centerville City Council  
Work Session Meeting  
September 10, 2007

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor C. Mark Kingseed  
Deputy-Mayor Douglas Cline  
Councilmembers: Brooks Compton  
Robert Corbin  
Paul Gresham  
Susan Lienesch  
James Singer  
Clerk of Council Debra James  
City Manager Gregory Horn  
Finance Director Mark Schlagheck  
City Planner Steven Feverston  
City Engineer Douglas Spitler  
Management Analyst Kristen Gopman  
Municipal Attorney Scott Liberman  
Zoning Inspector Sande Heck  
Information Technology Manager Scott Ontjes  
Intern Brian Wafzig

Citizens Belinda Kenley  
Melissa Zimmer

Mr. Feverston gave a summary of Article 9 and Article 11 of the proposed Unified Development Ordinance. Article 9 outlines General Use and Development Standards which includes Recreational Vehicles, Driveway Standards and Accessory Buildings; and Article 11 is the Definition section. The work from the Property Maintenance Code Task Force (PMCTF) as well as some recommendations from the Property Review Commission are contained in Parts 3 and 4 of Article 9. Members of the PMCTF and the Property Review Commission present at this meeting were Jim Gallagher, Connie Pavliga, Jack Lohbeck, Rick Morrison, Bob Perkins and James Wasson. Discussion was held regarding some minor changes to the different sections. Staff will meet with the PMCTF to finalize these changes. It is Council's pleasure to move on an expedited basis. For this reason, Council asked that this Section be completed separately from the UDO and incorporated into the current Zoning Ordinance.

Melissa Zimmer, a realtor with Coldwell Banker Heritage Realtors was in attendance. She explained that the real estate market has changed drastically. She requested the City to allow real estate signs, especially lead-in signs or off premise signs for Open Houses, to be allowed on Sunday from 1:30 – 4:30 p.m. After some discussion, Council will revisit this topic at the September 17<sup>th</sup> Work Session. Staff will check with other communities to see what their experience has been.

Mr. Schlagheck and Mr. Ontjes reviewed for Council the VoIP and Digital Telephone System and network being considered for a new city-wide system. The current phone system was purchased in 1998. The main issues with the current system are the voice mail and the ability to connect directly to certain employees. A new telephone system was budgeted in 2007 in the amount of \$150,000.00. Mr. Ontjes reviewed the effects of Senate Bill 117 and the impact on the City's institutional network. Digital and Analog Design (dad) was chosen as the preferred vendor after receiving proposals from 16 vendors in response to a Request for Proposals. The telephone equipment manufacturer is Toshiba and the network equipment manufacturer is Cisco. The phone system would have a return on investment period of just over three years. Council agreed with Mr. Schlagheck's and Mr. Ontjes' recommendation and will move forward with dad (Digital and Analog Design) as the provider of the city's new telephone system.

Mr. Horn reported that he and Mr. Covell had met with Maureen Patterson of the Dayton Development Coalition regarding Centerville's participation with the coalition. Based on the population of the City, the membership fee would be \$7,500 for one year. Mr. Horn said he had a concern that there are no government representatives on their Board and expressed this concern to Ms. Patterson. The Coalition is targeting area governments to gain their membership. Mrs. Lienesch agreed that there needs to be a government liaison on the Board. Council is in favor of moving forward with joining the Coalition.

Council agreed that Mayor Kingseed should draft a letter to rebut the accusations regarding Centerville and other area communities not participating in the 9-1-1 Joint Dispatch Center. Mayor Kingseed will put in writing why Council made the decision not to participate. It will be sent to the newspaper.

Mr. Horn reported on the Iron Horse Trail Improvement Project. Requests for Proposals have been sent out with the intent to contract for engineering services to construct the Iron Horse Trail (pedestrian/bicycle trail). Staff will be getting responses and will come back to Council in a couple of weeks. The total project will extend from Hempstead Station Road in Kettering to I-675 near Kindergarten Village. This project is being funded with City of Centerville, Centerville-Washington Park District, City of Kettering and a Clean Ohio Trail Fund grant.

Mr. Horn explained that there was an error printed in the Dayton Area Entertainment Book 2008 for The Golf Club at Yankee Trace. The restrictions were given but the coupons were printed incorrectly offering one complimentary green fee when a second green fee is purchased. The back of the coupon lists no restrictions. The Company has listed the error on their website and Yankee Trace has posted signs in restrooms, golf carts, and other areas around Yankee Trace. The golf course will try to honor the coupons on weekdays, but Yankee Trace will have some issues for the next 14 months due to this error—especially on weekends, during leagues and tournaments.

The Employee Golf Outing is scheduled for Sunday, September 23<sup>rd</sup> to be held at


Yankee Trace at 1:00 p.m. Council is invited to participate in the outing.

In memory of Anita Besco, former Benham's Grove Administrator, the dedication of "Anita's Garden" will take place at Benham's Grove on Saturday, September 22<sup>nd</sup>, at 11:00 a.m.

Mr. Cline and Mr. Compton met with representatives from the Miller-Valentine Group regarding the Social/Sheehan/Paragon Roads residential proposal. Miller-Valentine met with the Planning Commission on August 14<sup>th</sup> to discuss the development proposal, that would offer commercial/office development along the perimeter, with single family homes and condominium units in the public common area and in the back of the property. The initial letter and Site Plan will be in Council's Friday packet, and this item will be on the Work Session Agenda for Monday, September 17<sup>th</sup>.

Mr. Cline made a motion to convene into Executive Session regarding Personnel and Litigation. Mr. Corbin seconded the motion. A roll call vote resulted in seven ayes. After no official business was conducted, Mr. Compton moved that Council adjourn out of Executive Session. Mr. Cline seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Council will vote on the reappointments of Carolyn Basford for the Sister City Committee and Jeffrey Gammell for the Planning Commission.

  
Clerk of Council

Approved   
C. Mark Kingseed, Mayor