

Centerville City Council
Work Session Meeting
June 12, 2006

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor C. Mark Kingseed
Councilmembers: James Singer
Susan Lienesch
Brooks Compton
Paul Gresham
Robert Corbin
Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Mark Schlagheck
City Planner Steve Feverston
Public Works Director Robert James
City Engineer Douglas Spitler
Assistant to the City Manager Jennifer Wilder
Economic Development Administrator Bill Covell
Municipal Attorney Scott Liberman

Property Maintenance Code Task Force Members:
Jim Gallagher
Connie Pavliga

Residents:
Marvin Travik
Jack Kindler

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

Council concurred to appoint Jeanie Weidlick as a member of the Sister City Committee and also reappoint Paul Clark, Chairman, to the Planning Commission for the next year, at the Council Meeting, June 19, 2006.

Mr. Covell introduced Mr. Larry Kellar, representing Continental Properties and Mr. Ken Seidl, Architect for the proposed project. The subject property is 11 acres of land owned by the City

of Centerville and located on the southeast corner of Social Row Road and Yankee Street. Mr. Kellar and Mr. Seidl explained their concept plan for this property. Their plan entails the development of a neighborhood retail center; which could house a bank, drug store, neighborhood office buildings, eating and coffee establishments. Mr. Kellar gave an overview of Continental Properties and some of their projects in other parts of the country. The proposed Purchase Agreement will be discussed in a future Work Session.

Mr. Feverston reviewed the rezoning for Crosstowne Properties for property located south of Alex-Bell Road, west of Wilmington-Dayton Pike and north of James Bradford Drive (Karras Property). The proposed rezoning of 1.361 acres is a relatively small portion of the overall 24.399 acre parcel and it is currently zoned O-PD Office Planned Development to R-PD, Residential-Planned Development. The Planning Commission recommended approval to City Council. This rezoning will be set for Public Hearing on June 19, 2006 and the Public Hearing will be held August 21, 2006.

Mr. Feverston reviewed the Record Plan for The Highlands at Yankee Trace, Section One, located east of Paragon Road and south of Legendary Way. This is creating the parcels for the Record Plat, and the Planning Commission has approved this Record Plan to City Council with conditions.

Joanna Coyle, Executive Director, Greater Dayton Apartment Association; John Grossman, Greater Dayton Real Estate Investors Association; and Sharon Belliveau, Revere Village Apartments were present at this meeting to present their concerns about the proposed Ordinance regarding a mandatory registration and inspection requirement. They had met with Staff on Tuesday, June 6, 2006. It was explained that Council wants to protect deteriorating neighborhoods and that rental units are being properly maintained. It is more of a proactive approach. Ms. Coyle asked Council to reconsider this legislation. It was suggested that Ms. Coyle put a compromise in writing and send it to Mr. Horn. The Public Hearing is scheduled for July 17, 2006. Council is interested in their input.

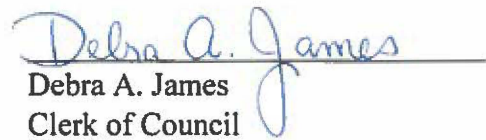
Mr. Horn reported that the developer, John Zinn for Paragon Pointe, has requested consideration for the City to grant special assessment financing for the property located at Paragon, Social Row and Sheehan Roads. The property is a sixty acre single family residential project and it has a large amount of road frontage involving public perimeter improvements (i.e. storm sewers, road widening, curbs, hiker/biker trails, etc.) The developer would incur all costs, including legal fees, to develop the program. Council concurred to move forward with the special assessment financing for Paragon Pointe.

Mrs. Wilder reviewed the International Property Maintenance Code and explained the differences between the International Code and the City's Property Maintenance Code. The City is adopting the IPMC to replace our existing Property Maintenance Code. Mrs. Wilder has worked with the International Code Council to obtain the license to adopt the IPMC. The IPMC version allows the City's Property Maintenance Code and the PMC Task Force amendments to be inserted at the respective sections; and this will make the City's Code more user-friendly. The IPMC addresses standards that will be helpful for rental inspections and is updated every three years. The Ordinance for adopting the 2006 Edition of the International Property Maintenance Code will be set for Public

Hearing June 19, 2006 and the Public Hearing will be July 17, 2006.

Mr. Jim Gallagher and Connie Pavliga, members of the Property Maintenance Code Task Force, expressed concerns over some loopholes in our existing Zoning Code. Our current Code permits utility trailers (technically not considered to be a commercial vehicle or a RV) to be parked in a side yard. Discussion followed regarding some of these issues. Mr. Gallagher wanted to encourage the City to develop better zoning codes as these issues will be considered under the new Unified Development Ordinance.

Mr. Compton made a motion to convene into Executive Session regarding Property. Mr. Singer seconded the motion. A roll call vote resulted in six ayes. Mr. Compton recused himself from the Executive Session due to a potential conflict of interest. At such time, after no official business was conducted, Mr. Corbin moved that Council adjourn out of Executive Session. Mayor Kingseed seconded the motion. A roll call vote resulted in five ayes in favor of the motion.


Debra A. James
Clerk of Council

Approved 
C. Mark Kingseed, Mayor