

Centerville City Council
Work Session Meeting
October 3, 2005

TIME: 7:00 P.M.

PLACE: Centerville Municipal Building, Law Library

Mayor C. Mark Kingseed

Deputy-Mayor Douglas Cline

Councilmembers: Susan Lienesch

Brooks Compton

Paul Gresham

James Singer

Clerk of Council Marilyn McLaughlin

Assistant Clerk of Council Debra James

City Manager Gregory Horn

Finance Director Mark Schlagheck

Public Works Director Robert James

City Engineer Douglas Spitler

City Planner Steve Feverston

Assistant to the City Manager Jennifer Kuschnerus

Assistant to the City Manager Jennifer Wilder

Residents Phil Whitaker

John Palcher

Jack Kindler

Mr. Kindler presented to Council information received from residents at Yankee Trace during communication meetings relative to communications and maintenance at Yankee Trace, having to do with the hiker/biker trails, ponds, fencing, lighting, traffic, landscaping, the pool and tennis courts. He outlined costs which have occurred by the Home Owners Association. Concern has been expressed by residents in Yankee Trace relative to maintenance around residences. Mr. Horn reviewed ways that the City plans to improve on maintenance in the coming year as well as issues in the undeveloped areas. He explained City of Centerville Governed Issues expressed by the residents in Yankee Trace and how they have been and will be addressed. Mr. James addressed traffic issues. Mr. Horn will address these issues in writing to the Yankee Trace Home Owners Association.

Chairman of the Sister City Committee, Sandra Baver, updated Council on the possibility of twining with a third Sister City. The Committee has gone through Sister City International for assistance in their search. The Committee wants to continue with a search for another Sister City perhaps in France, Scotland or Ireland.

Mr. Feverston reviewed 68.345 acres between Sheehan Road, Social Row Road and Paragon Road which is the subject of a rezoning from Washington Township Agricultural, WT-A to Centerville R-1c zone classification. The Planning Commission, during their meeting on September 27, 2005, considered a Planning Commission Special Approval Application for this same property submitted by JKW Development for a single family development. The proposed developer has agreed to petition for the annexation of areas along Paragon Road, Social Row Road and Sheehan Road for right-of-way purposes. Proposed to be constructed are high end Ryan Homes. This Plan was approved by the Planning Commission with the side yard requirement being reduced to five feet, thus eliminating side entry garages on many of the lots. More information will be forthcoming relative to this issue at the Work Session on October 10, 2005.

Council considered a request from Montgomery County Commissioner Deborah Lieberman for endorsement of State Issue 1 which will be on the November 8, 2005, election ballot. Council concurred not to endorse this issue as a group.

Mr. Schlagheck explained that the lease between the City of Centerville and the Centerville Washington Township Historical Society for the use of the Wright House will soon expire. Mr. Horn has suggested that the \$2,000.00 per year deductible be increased to \$2,500.00 per year; that the \$8,000.00 annual cap on the financial obligation of the society be increased to \$10,000.00 per year; and that the lease be for five years. Council concurred with this recommendation.

Mr. Kingseed advised that a faith based organization has offered labor for the placement of playground equipment at the Woods Apartments. The City has been asked to purchase the equipment and the playground will be maintained by the apartment complex. Discussion followed relative to the fact that many disadvantaged children live in the Woods Apartments. Mr. Cline will contact The Dayton Foundation for a grant to purchase the equipment.

Review of the 2006-2010 Capital Improvement Program will take place on October 24, 2005. Staff will give alternate dates for review of the 2006 Budget.

Relative to the Home Occupation Ordinance, Mr. Feverston explained that one of the issues while the Ordinance was being considered by the Planning Commission was days specified for retail sales. Mrs. Lienesch expressed concern with days and hours of operation. Dr. Gresham felt that retail sales in residential districts should be eliminated. Mr. Singer suggested that retail sales needs to be better defined and the exterior impact be considered. Mr. Compton and Mr. Cline expressed their desire for no retail sales in residential areas and there be no exterior impact on the neighborhood. Mayor Kingseed will streamline the Home Occupation Ordinance for consideration during the Work Session on October 10, 2005.

Mr. Cline moved that Council convene into Executive Session to discuss personnel. Dr. Gresham seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Council concurred that the following reappointments be made:

City Beautiful Commission - Cliff Purdin.

Board of Architectural Review - Heidi Miller, Chair.

Approved 
Mayor


Clerk of Council