

Centerville City Council
Work Session Meeting
January 13, 2003

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers: Paul Gresham
Susan Lienesch
Douglas Cline
Roger Krass
James Singer
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Economic Development Administrator Chris Pozzuto
Public Works Director Robert James
City Planner Steve Feverston
Assistant to the City Manager Jesse Lightle

Council interviewed Jim McIntyre for appointment as a member of the Personnel Appeals Board. Council concurred that said appointment be made.

City Council interviewed the following for appointment as a member of the Sister City Committee:

Eugene Beare
Carol Dice
Frederick Hess
Linda Bailey

Council concurred that Frederick Hess and Linda Bailey be appointed as members of the Sister City Committee.

Council concurred that Judy Davis be appointed as a member of the Centerville Arts Commission. Ms. Davis was interviewed on December 2, 2002.

Mr. Feverston reviewed a Variance Application denied by the Planning Commission, submitted by Ron Mahrt, Flagel Realty, on behalf of Connor & Murphy Properties (Villager Apartments), to permit the erection of an off premise sign on property owned by Epiphany Lutheran Church at the southeast corner of Far Hills Avenue and /Fireside Drive. The request is to replace an existing identification sign for Far Hills Offices and to install a "Luxury Apartments" placard on the sign with a directional arrow to the Villager Apartments. Mr. Feverston located the subject property on a map. The Planning Commission, finding no hardship or practical difficulty existing by conforming to the Zoning Ordinance, denied the Variance Application, by

unanimous vote. Mr. Feverston advised that this matter comes before City Council by way of an Appeal. Patrick Rini, Vice President of Connor & Murphy Properties advised that the new sign would improve the appearance in the neighborhood. They need some way to advertise and bring attention to the Villager Apartments. Mr. Feverston pointed out that the only issue in this case is the off premise sign. Mayor Beals and Dr. Gresham were not present for this item on the agenda.

Council concurred that the letter prepared as a draft be sent to Centervillage Apartment residents. This is in response to a letter sent to residents by Frankie Shelton relative to the removal of Mayor Sally Beals from office and legislation passed in 1973 which requires apartment owners to provide the City of Centerville with names and addresses of tenants for income tax purposes.

City Council agreed to send a letter of support to the City of Springboro in their efforts to uphold their Land Use Master Plan and the recommendations of their Planning Commission in denying the proposed dense retail development at the corner of State Route 741 and Austin Road.

Mr. Horn advised that legislation has been prepared for Council's consideration on January 27, 2003, relative to placing the question of Gas and Electric aggregation on the May election ballot. Some neighboring Municipalities will move forward with the passage of this legislation while some remain undecided.

Mr. Horn advised that Anita Besco, Benham's Grove Administrator, has recommended some rate increases in rental fees. Some increases remain in the allotted ten percent while others exceed that allowance. Miss Lightle reported that the last fee increase took place in the year 2001. Following a brief review of proposed changes, Council offered no objections.

Mr. Horn explained that sometime in the future increases should be considered to building permit fees, both commercial and residential.

Mr. Cline reminded members of City Council of the Joint Land Use Comprehensive Plan Steering Committee meeting scheduled Wednesday, January 15, 2003 to begin at 7:00 P.M. in the Washington Township Fire Training Center.

Mr. Horn outlined the following three options to be considered for court services in the City of Centerville:

1. To pursue Ohio legislative removal from the current Municipal Court and to be included in the Montgomery County Court Division.
2. To establish a Mayor's Court to handle most of the minor offenses.
3. To participate financially, perhaps in concert with Washington Township, in order to leverage the City of Kettering to move their new court facility south.

A meeting has been scheduled to discuss court options with the City of Kettering on Monday, January 20, 2003.

Mr. Horn identified an issue with the fence constructed at the top of the wall along the

edge of the parking lot at the new Voss Auto Body facility on Loop Road. The good side of the fence is not on the outside. As a result of a review of the Centerville Zoning Ordinance, this was determined not to be in conflict with zoning requirements. Mr. Kingseed was not present for this item of discussion.

Marilyn J. McLaughlin
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Clerk of Council

Approved: *Sally D. Beals*
Sally D. Beals, Mayor