

Centerville City Council  
Work Session Meeting  
July 14, 2003

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

Mrs. Lienesch moved that Council convene into Executive Session to discuss personnel, real estate and litigation. Mr. Kingseed seconded the motion. A roll call vote resulted in five ayes in favor of the motion; Mr. Cline was not present at this time.

James Brunner was interviewed for appointment as a member of the Planning Commission. The majority of Council concurred that Mr. Brunner be appointed to fill the unexpired term of Rand Oliver.

Richard Schierloh was interviewed for appointment as a member of the Centerville Arts Commission. Council concurred with said appointment.

Council concurred that Robert St. Pierre and James Briggs be reappointed to a term of two years as members of the Planning Commission. They will be appointed to two year terms instead of four years in order to provide for staggered terms.

Mr. Feverston reviewed the Appeal filed by the Friends of Benham's Grove against the decision rendered by the Planning Commission denying the construction of a Pergola in the southwest corner of Benham's Grove at 166 North Main Street. The Planning Commission considered this to be a building, an accessory building which is not permitted in the front yard. Discussion followed relative to whether the proposed pergola is a building or a structure. Mr. Feverston explained the size, height, and appearance of the pergola as well as its location on the Benham's Grove lot. No opposition by neighboring residents was received during the Public Hearing before the Planning Commission.

Mr. Feverston reviewed a Record Plan for Section One of the Aaron Nutt Plat which consists of a 0.9436 acre parcel at the northeast corner of Main and Franklin Streets to be divided into three lots and a strip of land to be dedicated as right-of-way. This is being done in order to overcome some major issues regarding the original platting of downtown Centerville. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council.

Mr. Cline arrived at the meeting at this time.

Mr. Horn recommended that, due to recent changes in State law, the bid limitation for Centerville be changed from \$20,000.00 to \$30,000.00. The majority of Council concurred that legislation be prepared to effect this change.

Topic suggestions were offered by City Council for John White's visit on July 28, 2003. A list will be provided to City Council as well as Representative White, to include the following:

- Library funds.
- School funds
- Local Government funds
- Annexation legislation
- State tax
- Income tax reform
- Stock options
- Deferred compensation
- Transportation funding
- Three mile jurisdiction
- Prevailing wage
- Kettering court

Mr. Horn reviewed Miami Valley Regional Planning Commission's proposed restructuring which has been endorsed by the Issues Committee.


Mr. Covell advised that a tentative agreement has been drawn between the Cross Point Church and the City of Centerville for the lease of their parking lot for public parking in the center of town. Many protection factors have been included in this lease agreement. Mr. Covell also reviewed communications he has had with Dr. Wilson at the southeast corner of Main and Franklin for the use of his parking lot during off hours. The City is also close to a purchase, sale and development agreement with Breads of the World Acquisitions, LLC. relative to the northwest corner of Main and Franklin Streets.

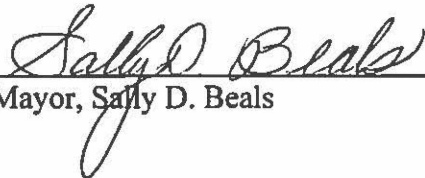
Miss Gilleland outlined a meeting she attended during the week of July 7, 2003, concerning VX Hydrolysate and its transportation from Indiana to a Perma-Fix facility located in Jefferson Township, Ohio. This meeting was attended by many activists. A total of eighteen entities have passed legislation against the relocation of this nerve gas, most of which are in the western portion of the Miami Valley. As a result of discussion, a Resolution will be prepared for

Council's consideration which will indicate Centerville's non-support of the issue.

Mr. Cline announced a Create the Vision Steering Committee meeting to be held on Wednesday, July 16, 2003 to be held in the Police training room at 7:00 P.M.

Mr. Horn discussed with Council a draft letter to the Montgomery County Planning Commission stating the City's belief that the proposed rezoning of a 327 acre tract south of Social Row Road in Washington Township is not in keeping with the County or Township Comprehensive Plans and does not conform to any realistic expectation of transitional zoning, since no abutting land is developed in a similar style or density. Council concurred that said letter be sent.

  
Marilyn J. McLaughlin, Clerk of Council

Approved:   
Mayor, Sally D. Beals