

Centerville City Council  
Work Session Meeting  
August 4, 2003

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

**Residents:** Robert Corbin  
Lee Althen  
Christine Nystrom and husband

Earl Reeder from Earl Reeder Associates, Inc., reviewed a schematic design for the Centerville-Washington Township Veterans' Memorial to be located in the Leonard E. Stubbs Memorial Park and a rendering of the proposed memorial itself. He outlined the concept for the plaza which will accommodate approximately 350 people. There will be a special area for a tent and band. The current design is smaller than originally planned. Mr. Kingseed reported that approximately \$21,000.00 has been pledged by businesses thus far. Mrs. Lienesch expressed concern with security for the memorial. Mayor Beals suggested that consideration be given to the placement of some concrete benches.

Centerville Police Sergeants Joseph Lavigne and James Shanesy demonstrated the taser electronic system and explained how it reduces injuries to officers and suspects.

Mr. Covell reviewed the Montgomery County Business First Program, a program designed to retain existing businesses in the Dayton area. An amendment is proposed to the original Business First Intergovernmental Cooperation Agreement which will allow the City of Troy to participate in the program and will allow the participation of other communities without a vote of the legislative bodies of each community.

Mr. Feverston reviewed the Record Plan for Section Two, The Links at Yankee Trace, and located the subject property on a map, being situated east of Paragon Road and west of Shawnee Trail. Proposed is the development of 10.625 acres into forty-three duplex and triplex lots. Mr. Feverston identified the hiker/biker trail and an emergency access that will be provided from Shawnee Trail to the cul-de-sac bulb of Legendary Way. Some mounding will be put in place to provide privacy for residences in Rose Estates. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. The minimum building setbacks shall be in accordance to the Residential Cluster Development Plan approved by the Planning Commission.
2. The final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department.
3. Landscaping and a earthen mound shall be installed in reserve area "I" to the rear of Lots 75 through 79 and to the east side of Lot 79 subject to approval by the City Planner.
4. An emergency access drive having a minimum width of 10 feet shall be constructed to link Shawnee Trail and Legendary Way as conditioned by the approved Residential Cluster Development Plan with the final design subject to approval by the City Engineering Department.
5. The emergency access drive shall be setback a minimum of 5 feet from the north property line and from Lot 74.
6. A 4 foot wide concrete sidewalk shall be constructed to link the existing sidewalk from Shawnee Trail to the hiker/biker path.
7. The location of fire hydrants shall be subject to the approval by the Washington Township Fire Department.
8. A hard surface roadway capable of providing emergency vehicle access and support at all times for firefighting purposes shall be provided prior to any combustible construction.
9. A covenant shall be placed on the record plan that grants the City of Centerville the right to establish a public right-of-way through Reserve Area "I" to provide vehicular access to Legendary Way from adjoining lands situated east of Reserve Area "I". The language of this covenant shall be subject to approval by the City Attorney.
10. A portion of Reserve Area "I" that includes the golf cart path linking Hole #6 and #7 shall be deeded to the City for the purpose of golf course access subject to approval by the City Planning Department.
11. In lieu of completion of the required improvements prior to the recording of this plat, a performance bond in an amount acceptable to the City Engineering Department shall be posted by the developer with the City of Centerville and a subdivider's agreement entered into with the City by the developer.

Mr. Horn advised that the Judges of Kettering Municipal Court do not appear to be in favor of a municipal court magistrate sitting in the Centerville/Washington Township area. Following discussion, it was concluded that Centerville continue to explore other options, and that Centerville and Washington Township cannot agree to spend 1.4 million dollars to build a new facility in the David Road area in the City of Kettering. A letter to this effect will be drafted for Council's review.

Miss Gilleland reviewed information received from Montgomery County Clerk of Courts, Dan Foley, that he is seeking to establish a new Title Office in the Kettering area and that powers at the State level are promoting that the Bureau of Motors Vehicle Office in Centerville move to the new location with the Title Office. Miss Gilleland and Mr. Covell will meet with Mr. Foley in an effort to keep the BMV in Centerville and have the Title Office move back to Centerville to create one-stop shopping.

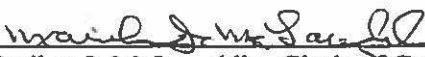
Mr. Horn advised that Jake Deister has asked to give a presentation during a Regular Council Meeting relative to the Human Services Levy.


Mr. Horn explained a soliciting problem with a company to promote Yankee Trace in areas other than Centerville and Washington Township. They have received a stop order from the City of Centerville due to their solicitation in Washington Township.

Mr. Schlagheck advised that the City's insurance premiums have increased 18.5% over the previous year. There are three reasons for this increase. 1) The 2002 policy included coverage for certified acts of terrorism. There was no charge for this coverage due to the fact that it was mandated by the federal government. 2) The premium for the liability coverage has increased by 33%. This increase was due in large part to recent claims filed by the City. 3) The insurance industry is in a "hard" market where increases between 15% and 25% are the norm rather than the exception. Mr. Schlagheck recommended that the City accept the renewal quotation from the current insurance carriers, including the coverage for certified acts of terrorism, even though it is approximately \$6,000.00 higher than the budgeted amount.

Miss Gilleland explained information received from the Combined Health District of Montgomery County that West Nile Virus has been found in the Leonard E. Stubbs Memorial Park. It has been found in many areas of Montgomery County. It is recommended that when in the open air, people wear long sleeves, long pants and use a bug repellent spray. The Combined Health District has distributed notices to homeowners in the vicinity of Stubbs Park and is fogging the area. Mosquitoes are not producing in Stubbs.

Dr. Gresham moved that Council convene into Executive Session for the purpose of discussing litigation, real estate matters, and personnel. Mr. Cline seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

  
Marilyn J. McLaughlin, Clerk of Council

Approved:   
Sally D. Beals, Mayor