

Centerville City Council
Work Session Meeting
August 25, 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
James Singer
Assistant Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Finance Director Mark Schlagheck
City Planner Steve Feverston
Assistant to the City Manager Jesse Lightle

Residents Christine and Richard Nystrom

Mr. Horn reviewed the Dr. Wilson/City of Centerville Parking Lot Lease Agreement. He mentioned that Bill Covell, Economic Development Administrator, has been working with Dr. Wilson; and Dr. Wilson is receptive to working with the City. Gary Huff has advised that the Township is willing to cover 50% of the cost. The Lease Agreement would enable the City the right to use the lot from 6:00p.m. to 12:00a.m. - weekdays; 12 noon to 12:00a.m. - weekends. The initial lease is for a period of one year; initial rent would be \$1,200 per year with an annual 3% increase if the lease automatically renews. Both the City and the Property owner shall maintain liability insurance and the City has the right to tow illegally parked vehicles. The City would be leasing good quality parking - (approximately 20 spaces).

Mr. Horn went over the Cross Point Church proposed lease agreement. Mr. Covell believes that this is a fair lease for both the Church and the City. Again, Mr. Huff has advised that Washington Township is willing to pay half of the cost. The Township's share of the cost would be one half of the resurfacing and ongoing costs of the parking lot due to the benefits it provides Washington Township Hall. The proposed parking plan calls for 88 spaces and the lease is for a period of ten years, (except after five years the Church has a one-time option to cancel the lease for \$5,000.) Mr. Horn asked Council to look over both agreements and let him know if there are any concerns or suggestions.

Mr. Feverston outlined changes recommended by the Planning Commission to an Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio To Amend Sections 21 and 37 In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code. The Planning Commission has concluded that shifting the required landscaping to the perimeter is a reasonable way to landscape a vehicle inventory lot for a commercial dealership.


Mr. Feverston again outlined changes recommended by the Planning Commission to an Ordinance Amending Ordinance No. 11-86, the Zoning Ordinance Of The City Of Centerville, Ohio To Amend Sections 10, 12, 13, 17 and 20 In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code. This amendment would increase maximum ground floor area (O-S, Office Service and B-1, Neighborhood Business Zoning Districts). Mrs. Lienesch expressed concern that this Ordinance could lead to larger business buildings.

Mr. Horn advised that the City is going ahead and ordering some testing on the Pyper Construction Property located on South Suburban Road prior to the closing. There were some environmental issues that need to be resolved with the removal of underground storage tanks. Before the closing occurs the property should have the necessary cleanup work completed and the property should not have any environmental violations.

Mark Kingseed moved that Council convene into Executive Session for the purpose of discussing litigation and real estate. Mr. Krass seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.


Debra A. James, Assistant Clerk of Council

Approved:


Sally D. Beals, Mayor