

Centerville City Council  
Work Session Meeting  
July 9, 2001

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

Mr. Feverston reviewed a request received from Lorenz & Williams, Inc. Architects on behalf of the Jewish Federation of Greater Dayton, for an amendment to an approved plan for The Center for Jewish Culture and Education facility to be located at 525 Versailles Drive in the City of Centerville. The original building was approved with a combination of brick and stone as exterior materials. Requested is the use of EIFS and cultured stone in lieu of brick and stone. Mr. Feverston pointed out that City Council has two options: consider this amendment at the next Regular Council Meeting or send it to the Planning Commission for a recommendation. Representatives from Lorenz & Williams and the Jewish Federation of Greater Dayton were present to explain their modification request. The lower portion of the building would be faced with cultured stone with the upper portion faced with EIFS. This request has been made in order for the project to remain on budget while meeting their objectives. Mr. Feverston advised that the Zoning Ordinance requires the exterior facing of buildings to be natural materials "brick, stone, or wood"; however it does permit the approval of other materials on a case by case basis. As a result of additional discussion, the majority of Council concurred not to modify the original approval of the use of brick and stone as exterior materials on the building.

Mayor Beals briefly outlined the distribution of Montgomery County Community Development Block Grant Funds to various jurisdictions.

Mr. Horn advised that negotiations continue between the City and Great Traditions Land & Development Company relative to the property acquired by the City in order to provide for an access onto Washington Church Road from the Homestead Development at Yankee Trace. A difference of approximately \$40,000.00 currently exists.

Mr. Cline excused himself from the meeting at this time due to a potential conflict of interest with the next agenda item.

Mr. Horn advised that a second appraisal has been received relative to two parcels of land owned by the Lowry Family which are involved in property acquisition for the Alexandersville-Bellbrook Road widening project. The appraisal for the property located at 1330 East Alexandersville-Bellbrook Road acquired by June Lowry in the amount of \$52,415.00 is approximately \$7,000.00 more than the City's offer of \$45,000.00 for the necessary right-of-way. Mr. Horn asked Council for direction on this issue: does the City increase the price for the purchase of this property in order to settle the matter, or does the City hold firm and pay legal fees? The majority of Council concurred that the City hold firm on this issue.

Mr. Cline returned to the meeting at this time.

Mr. Horn reported that a Referendum is being pursued relative to Senate Bill 5, the Annexation Reform Bill, by many Cities in the State of Ohio. Provided adequate signatures can be obtained on a Referendum Petition, the Bill would be placed before the electorate in the year 2002. The theme for the Referendum would be to Protect Property Rights. Start up costs are expected to be \$30,000.00 to \$45,000.00. City Council concurred that the City of Centerville participate in this issue if the Referendum movement goes forward.

Discussion followed relative to the City's purchase of the residence located between the new police facility and the Leonard E. Stubbs Memorial Park. There will be a need for additional parking in that location. Council concurred that the City Manager continue to pursue the purchase of said property.

Council concurred that the City Manager move forward relative to the purchase of the Dr. Thomas Farm. Mr. Horn will attempt to get an option to purchase said property.

A letter received by Mayor Beals from William Roberts, a resident on Centerville Station Road, relative to activities occurring in the Black Oak Park and the lack of maintenance thereof, was reviewed by Council. This matter will be brought to the attention of the Centerville-Washington Park District.

Mayor Beals outlined the many activities which took place during the recent Sister City visit from friends from Bad Zwischenahn.

Council concurred that the following reappointments be made:

Centerville Arts Commission	Heather Mendelson
	Anita Looper
City Beautiful Commission	Jerry Huffman
Planning Commission Chairman	James Durham

Approved: Sally D. Beab  
Mayor

  
Marilyn J. McLaughlin  
Clerk of Council