

Centerville City Council
Work Session Meeting
August 3, 1998

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
James Reppert
J. V. Stone
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Public Works Director Steve Weaver
City Planner Steve Feverston
Assistant Director of Finance Mark Schlagheck

Director Cynthia Klinck and Board of Trustees Member Sarah Rickman were present at this meeting to review for Council funding for the Washington-Centerville Public Library and necessary repairs to the roof on the newly constructed Centerville Library. The entire roof must be replaced due to design and material issues; the replacement with a water proof roof will take place in the next few weeks. Mrs. Klinck outlined the growth of the Library over the past several years and compared their receipts from the Library Local Government Support Fund with those received by the Cities of Dayton, Germantown and Oakwood. Washington-Centerville Public Library's circulation, square footage and population have increased substantially more than the others included in the comparison. Mrs. Klinck asked for support from City Officials at their Budget Hearing before the Montgomery County Budget Commission on Monday, August 10, 1998 to be held on the third floor of the County Administration Building at 1:30 P.M. Members of the Budget Commission are Matt Heck, Hugh Quill and A. J. Wagner. Upon question of Mr. Singer, Mrs. Rickman, on behalf of the Library, offered support for the continuation of Virginia Avenue from Bristol Drive to Spring Valley Road. Discussion followed relative to the possibility of the Miami Valley Cable Council taping the Hearing in consideration of its importance to the Centerville/Washington Township community. Council concurred that Mr. Horn pursue this arrangement if the Library Board is agreeable.

Representatives from the Brower Insurance Agency (Mark Reynolds, Doug Kinsey), Centerville Insurance Agency (Jim and Joe Beyerle), Swartzel Affiliated Insurance Service (Larry Johnson), and Pottinger & Company (Jay Emmons) were present to hear the presentation by Assistant Finance Director Mark Schlagheck to City Council on Insurance Bids recently received and opened for the City of Centerville. Mr. Schlagheck compared the City's current coverage with the specifications bid for the new insurance package. Benefits to the City were outlined and a summary of bids received was presented. Harry Brooks, consultant for the City of Centerville,

recommended acceptance of the bid submitted by Arthur J. Gallagher & Company in the amount of \$92,262.00 or the bid submitted by the Centerville Insurance Agency/The Brower Insurance Agency in the amount of \$96,052.00. He outlined advantages to the City with each bid; however, none were significant. Upon question of Mr. Singer, Mr. Schlagheck and Mr. Brooks explained the difference between all bids received. The two bids recommended are both commercial carriers, not insurance pools. Mr. Brooks advised that commercial carriers are preferred for Municipalities the size of Centerville. Mr. Emmons reviewed the bid submitted by Pottinger & Company, Public Entities Pool of Ohio, and Mr. Johnson reviewed the bid submitted by Swartzel Affiliated Insurance Service, Ohio Government Risk Management Plan. Joe Beyerle outlined the insurance the Centerville Insurance Agency, Cincinnati Insurance Company, has provided the City of Centerville over the past ten years.

Mr. Horn reviewed a proposal from the Goddard School for Early Childhood Education to construct a 6,500 square foot one story building on the southernmost lot detailed on the Record Plan for H.R. Office Park, Section Three, located along the west side of the Dayton-Lebanon Pike south of Sheehan Road. The maximum ground floor area for a building in the B-1, Neighborhood Business, zone classification is 5,000 square feet. Mr. Horn pointed out that the four lots included on this Record Plan will have one access to State Route 48. Discussion followed relative to the submittal of a Variance Application by the applicant or a change to the Centerville Zoning Ordinance to permit a building with a larger ground floor area. The majority of Council concurred that the applicant proceed with a Variance Application if they intend to pursue construction on this site.

Mr. Horn brought attention to the possibility of extending O-S, Office-Service, zoning south of I-675 and east of Loop Road if the Woodbrooke Lakes Development does not take place.

Mr. Horn identified the areas at Yankee Trace to be included in Special Assessment Financing, Phase III, and the location of improvements. The platting of lots is staying in line as proposed.

Mrs. Lienesch asked to see all plans identified in the Planning Commission's approval for the Day Care Center being constructed in the rear of 232 North Main Street by the P.R.D. Corporation, and questioned whether all conditions of approval are being met. Mr. Horn outlined conversations he has had with neighboring residents. Mr. Feverston explained differences between the recommendation from the Board of Architectural Review to the Planning Commission and the Commission's final approval of the application for this Day Care Center. He reviewed the preliminary landscape plan and the lighting plan submitted by Mr. Pavlak; however, the final landscape plan has not been submitted. The majority of Council concurred that no Occupancy Permit be issued for this facility until all requirements have been met.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor