

Centerville City Council
Work Session Meeting
December 16, 1996

TIME: 6:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers James Singer
Susan Lienesch
James Reppert
Brooks Compton
J. V. Stone
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant City Manager Michael Haverland
Assistant to the City Manager Judith Gilleland
Director of Public Works Steve Weaver
City Planner Steve Feverston

Mr. Feverston reviewed for Council the Conditional Use and Variances requested by AT&T Wireless Services, Inc. to construct a three tier monopole antenna tower and related equipment shelter on the parking lot at 99 Loop Road, property more particularly known as Voss Chevrolet, Inc. The Planning Commission approved a height variance to allow a tower height of 199 feet, denied a setback variance, and recommended approval of the Conditional Use to Council, subject to the following conditions:

1. A lease area for this facility shall be of a size to accommodate all users attached to this tower, shall be shown on a revised site plan, and shall be subject to approval by the City Planner.
2. If service provided by or the operation of this tower ceases for a continuous period of time as outlined in Section 24, Non-conforming Uses section of the Zoning Ordinance, for whatever reason, the tower shall be considered abandoned and shall be required to be removed by the owner at the owner's expense. AT&T Wireless Communication Services, Inc. shall enter into an agreement with the City that guarantees the demolition of this facility should it become abandoned. Such an agreement shall be subject to approval by the City Attorney.

Mr. Feverston reviewed the Telecommunications Act of 1996 and outlined controls the City has relative to the location, size and height of towers. He defined the difference between PCS towers and cellular towers. As a result of additional discussion relative to the location, size, height, users and the proliferation of towers along major roadways and

at major intersections, Mayor Beals suggested that the Miami Valley Cable Council discuss and recommend controls on a regional basis.

Mayor Beals advised that Martha Sheley does not desire to continue as the Chairman of the Board of Architectural Review for an additional year. Council concurred that James Treffinger be contacted for this appointment.

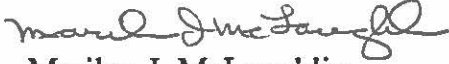
Mayor Beals reviewed a request received from Washington Township Trustee President Roger Krass that the City appoint a member of Council and a citizen at large to serve on a search committee to help identify a replacement for Fire Chief Randall Staley. Council concurred that Councilmember James Reppert and Scot Stone be appointed to serve in this capacity.

Mrs. Lienesch briefly reviewed information previously distributed to City Council relative to the N.O.I.S.E. Board of Directors meeting she attended during the National League of Cities Conference in San Antonio, Texas. N.O.I.S.E. is a National organization to insure a sound controlled environment. Membership in N.O.I.S.E. is available to local governments with the fee based upon a sliding scale according to population. Centerville's annual dues would be \$770.00. Meetings are held four times a year with two of them being held in conjunction with the NLC Conferences. Mrs. Lienesch suggested that the City of Centerville become a member for a period of one year to perhaps receive some technical assistance in the field of aircraft noise. She consented to represent the City at these meetings. Discussion followed relative to fly overs in the early morning hours by Airborne Express and the complaints being received from area residents.

Mr. Horn advised that he has been meeting with representatives from Great Traditions Land & Development Company relative to several issues involving the residential development at Yankee Trace. They have asked the City of Centerville to subordinate lot costs for spec homes to be built in the Homestead area and the Estates area. Council concurred that Yankee Trace issues be discussed during a Council Work Session scheduled for Monday, December 30, 1996.

Mr. Horn informed Council that Daniel Doepke of Meckstroth Interiors has a contract to purchase the building located at the southwest corner of Main and Franklin Street. He has asked the City of Centerville and Washington Township to consider a \$100,000 interest free loan for this purchase for a period of ten years. The contract to purchase is contingent upon obtaining necessary financing. He explained the fact that interest free financing can be accomplished by utilizing the Centerville Community Improvement Corporation. Municipal Attorney Robert Farquhar is in the process of drafting a contract which includes many conditions for the City and Township to consider. Council concurred that the City move forward with this proposal if all

conditions can be met.


Marilyn J. McLaughlin
Clerk of Council

Approved:



Mayor