

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
FEBRUARY 8, 1993

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Brooks Compton  
Councilmembers Sally Beals  
James Singer  
J. V. Stone  
C. Mark Kingseed  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
Assistant City Manager Michael Haverland  
City Planner Alan Schwab  
Assistant to the City Manager Judith Gilleland

Mr. Schwab briefly reviewed a request for renewal of 61.642 acres of farmland owned by Victor W. and Mary J. Smith, 2230 East Centerville-Station Road, to continue the inclusion of said land in an Agricultural District. The advantage of this action postpones a possible large assessment that might occur while designated as an Agricultural District.

Mr. Kingseed left the meeting at this time due to a potential conflict of interest in the next agenda item.

Mr. Schwab reviewed an Appeal filed by the Centerville United Methodist Church against a decision rendered by the Planning Commission on November 10, 1992 denying a Special Approval Application previously denied by the Board of Architectural Review and appealed to the Planning Commission requesting the demolition of the primary building and attached garage at 59 East Franklin Street in the Architectural Preservation District. Mr. Schwab located the subject property on a map and outlined the history of said property and adjacent properties. This application for demolition was denied by the Board of Architectural Review by unanimous vote and again unanimously by the Planning Commission. Mr. Schwab pointed out the fact that of four standards outlined in the Centerville Zoning Ordinance for the demolition of a building, only one was raised in this application, that being the rehabilitation of the building is not economically feasible. A consultant hired by the City of Centerville (Landmarks Architecture), after doing an analysis of this building, determined that the Church could make a reasonable economic return on the building as a residence or as an office building. Discussion followed relative to the pros and cons concerning the demolition of the structures in question. Upon question of Mr. Singer, Mr. Haverland advised that the majority of the problems under property maintenance have been taken care of, thus the court case has been dismissed.

Mr. Kingseed returned to the meeting at this time.

Council reviewed drafts prepared by Mayor Heintz and Mr. Compton as response to a request from the Washington Township Trustees that a Future Government Task Force be formed to act on behalf of both entities. A letter will be prepared using a combination of both letters and signed by Mayor Heintz.

Mr. Stone defined a conflict currently taking place between the Miami Valley Cable Council and Continental Cablevision. In an attempt to weaken and undermine the Cable Council, Continental Cablevision is promoting a Community Programming Network and a rate increase at which time economic factors may be made public affecting Cable Council and member Municipalities. The rate increase will be appealed to the FCC by the Miami Valley Cable Council. More information concerning this matter will be forthcoming.

Discussion followed relative to effective approaches to oppose HB30 regarding annexation, introduced by Representative Boggs.

Mayor Heintz outlined a meeting she had recently with two members of the Jaycees serving Centerville and Washington Township. They are looking for a mission to become involved in the Centerville community. Council discussed ways in which they could provide communication with area businesses and interface with Centerville's Economic Development Committee. Also discussed was a program by which they would provide labor while Liberty Bank would provide the materials to assist residents when faced with property maintenance and unable to conform either because of finances or health. It was concluded that if such a program became a reality, determination for qualification should be the task of the Jaycees and Liberty Bank.

Mr. Horn updated Council on the status of proposed annexations of land in Washington Township to the City of Centerville. These annexations will be reviewed by Municipal Attorney Robert Farquhar and Attorney Dick Brahm prior to filing with the Montgomery County Commissioners, to determine which areas and how many should be included on said petitions.

Mrs. Beals left the meeting at this time due to a potential conflict of interest in the next agenda item.

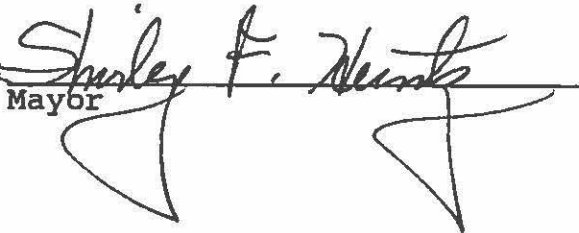
Mr. Horn outlined some changes which should be made to the engineering plans previously prepared by Lockwood, Jones and Beals for the South Main Street Improvement, Phase II. He identified costs projected by LJB in their Proposal to provide Engineering Services. Upon recommendation of Mr. Horn, Council concurred to move forward with LJB. Mayor Heintz stressed the importance of preserving as many trees as possible along State Route 48 which are involved in this improvement program.

Mrs. Beals returned to the meeting at this time.

Mayor Heintz reviewed meetings she has attended of TCC. She reviewed a general transportation plan being proposed for the future, and the method of presenting it to the public. Centerville will cooperate with Miamisburg for the presentation of said plan with invitations going to other entities to observe the plan.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor