

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 8, 1991

TIME: 7:30 P.M.

PLACE: Centerville Municipal Building, Law Library

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

Mr. Schwab reviewed a proposed amendment to the Major Use Special Approval granted to Leonard K. Snell for the construction of the Interstate Executive Center, located on the east side of Loop Road just north of Alexandersville-Bellbrook Road. The amendment includes the elimination of building number 6 proposed to be constructed on Overview Drive, the square footage of the other building on Overview Drive to be increased to include the square footage projected for building number 6 thus making this a three story building, a parking lot to be provided in place of building number 6, and a retaining wall and additional parking to be provided at the northeast corner of the development. Mr. Leonard Snell, Builder and Developer, pointed out the fact that due to the topography of the land the three story building will not appear as tall as the existing buildings and is in accordance with Zoning Ordinance regulations. City Council, recognizing this as a minor amendment, concurred with the amendment as presented.

Mr. Kenning advised that it appears the State of Ohio will resurface State Route 48 and West Franklin Street in the City of Centerville in their 1992-93 construction season.

Mr. Kenning advised that the City of Centerville has received engineering drawings for the Wilmington Pike Improvement Project.

Mrs. McLaughlin announced the term expiration of City Beautiful Commission Member Priscilla H. Stapleton. Council concurred that this reappointment be made if so desired by Mrs. Stapleton.

Mr. Schwab outlined for Council his recommended Architectural Preservation District Project cost reduction plan. This proposal reduces the cost for Phase One (1/3 of the core area) from \$1.6 million dollars to \$600,000.00. Discussion followed relative to a different light fixture vs the light fixture suggested by the Consultant. Mr. Schwab explained how and where these same fixtures have been used in other locations. Also discussed during this Meeting was the method of making improvements in the Architectural Preservation District, the area to be improved at this time, and the timetable to be followed. Mr. Stone requested cost figures for the construction of the pavilion and limestone walls in the center of town. Proposed light fixtures will be individually observed by Councilmembers prior to a decision being made.

Mr. Haverland advised that an Option to Purchase the Gerber Property, 166 North Main Street, has been offered to Mrs. Amy Gerber Trowman and Mrs. Dorothy Gerber, price not to exceed \$685,000.00. Discussion followed relative to a reduced price vs the removal of hazardous areas on the land by the owner. Council concurred that the Gerber Property be purchased at the best possible price with all things being considered.

Mayor Heintz and Mrs. Beals left the Meeting at this time due to a potential conflict of interest in the next agenda item.

Discussed at this time was to appeal or not to appeal the decision of Judge William MacMillan, Jr. relative to the Variance Application submitted by Montgomery County to construct a two million gallon water storage tank at the dead end of Pleasant Hill Drive and Lakeview Drive. Mr. Kenning outlined the opinion of Municipal Attorney Robert Farquhar and defined the relationship being experienced between the City of Centerville and Montgomery County. Considering all factors, Council concurred not to appeal the decision, thus the water storage tank will be constructed as proposed.

Mayor Heintz and Mrs. Beals returned to the Meeting at this time.

Mr. Kenning listed for Council those entities which have approved membership in the Montgomery County EDGE Program. No Resolutions in opposition have been passed to date. He outlined a revised ED/GE proposal developed by several area City Managers and submitted to the Montgomery County Commissioners for consideration. Mayor Heintz suggested that options be submitted to the County Commissioners which would provide regional cooperation of using money where it can do the most good such as: the extension of State Route 35, an International Trade Center,

an International Air & Trade Show building, an Arts Center, Airport improvements and a baseball park in the downtown area. Council concurred that these proposals be made to the County Commissioners. Council also concurred that a decision not be rendered for the City of Centerville until all proposals have been reviewed by the Commissioners.

Marilyn J. McLaughlin
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Clerk of Council

Approved:

Shirley F. Heintz
Mayor