

On Monday, January 27, 1997, the Council of the City of Centerville and the Board of Trustees of Washington Township met in Joint Session in the East Meeting Room in the Gerber House at Benham's Grove at 7:30 P.M. Mr. Blair presided at this meeting in the absence of Trustee President Joyce Young. In attendance were the following:

Centerville:

Mayor	Sally Beals
Deputy Mayor	C. Mark Kingseed
Councilmembers	James Singer
	James Reppert
	Susan Lienesch
	J. V. Stone
	Brooks Compton
Clerk of Council	Marilyn McLaughlin
City Manager	Gregory Horn

Washington Township:

Trustee	Roger Krass
Trustee	Terry Blair
Clerk/Treasurer	James Blakeney
Administrator	Gary Huff

Washington Township Residents:

Corporate Director of Operational Safety and Planning	
Airborne Express	Robert Gray
Citizens for Quieter Airspace	
Representative	Walter Harrington

Mrs. Lienesch reviewed the meeting recently held at the office of US Representative Tony Hall relative to aircraft noise in the Centerville-Washington Township area.

Mayor Beals identified citizen's request for the establishment of a Task Force to review aircraft noise in an effort to find a quieter airspace. She emphasized the need for flights during the early morning hours for commercial and consumer deliveries. Mr. Gray reviewed flight altitudes of planes from Airborne Express when over the Centerville-Washington Township community. Mr. Reppert suggested that the Task Force be very limited in scope and that perimeters be set by Mr. Horn and Mr. Huff. Mr. Harrington outlined variables which must be considered by the Task Force.

Additional discussion concerning the appointment of members to the Aircraft Noise Task Force resulted in the following:

-Task Force makeup:

- 1 Elected Official from each entity. (Mrs. Lienesch appointed from the City, Mr. Krass from the Township)
- 2 Residents from Washington Township. (Due to fact that most complaints have come from the Township) Appointment to be made by Township President Joyce Young.

1 Resident from the City of Centerville. Appointment to be made by Mayor Beals.

The City Manager of Centerville and the Administrator of Washington Township will serve in an advisory capacity and as ex-officio members of the Task Force.

- Importance was placed upon the fact that the Task Force should seek information and involve all parties concerned in their deliberations.
- Legislation will be passed by both entities to establish an Aircraft Noise Task Force.
- Appointments will be made by March 1, 1997.
- First report by Task Force to be received by June 1, 1997. (A communication tool to the residents of the area)
- Financial needs, other than administrative, must be approved by both entities.

Mr. Horn distributed to all present a copy of a Preliminary Loan Agreement relative to the building located at the northwest corner at Main and Franklin Streets. Mr. Dan Doepke proposes to purchase and restore for commercial use this property and has asked the City of Centerville and Washington Township to consider a joint interest free loan of \$100,000.00 to be paid back over a period of ten years. Mr. Horn explained that the City would grant tax abatement to Mr. Doepke based on increased evaluation. He advised that Mr. Doepke is presently renting the property from Mr. Dennis Hoertt on a day to day basis. Concern was expressed related to Mr. Doepke's financial history. Mr. Horn outlined protection clauses which have been placed in the proposed loan agreement. Discussion followed relative to the possibility of the City and Township purchasing and restoring the building for perhaps a different purchaser or tenant thus improving the downtown appearance and parking situation in the center of town. Members of Council suggested that figures be put together for the purchase and restoration of said structure for the eventual sale or rental by an appropriate tenant, in the event Mr. Doepke's proposal does not become a reality. If Mr. Doepke remains interested in purchasing the property, Mr. Horn will obtain credit references relative to Mr. Doepke and report back to City and Township officials.

Making reference to a potential compromise between the City and the Township relative to current outstanding annexations, Mr. Horn identified one item which has not been resolved. The compromise includes a provision that the agent for the petitioners withdraw the annexation petition filed with Montgomery County for a 168.96 acre annexation, property located north of Social Row Road and fronting on both sides of Sheehan Road, and the City agree to not accept an annexation petition for any portion of this property east of Sheehan Road for a period of three years from the effective date of the execution of the compromise. The question in this case is if after the three year period, the property owner wants to annex to Centerville, would the Township oppose this annexation at that time? Mayor Beals expressed her concern with another provision in the compromise that a strip of land located directly east of Washington Church Road which is included in the recently approved 29.5 acre annexation, be detached. Mr. Singer suggested that provisions in the compromise should include language to commit only the current Members of Council and the current Washington Township Trustees. Discussion followed relative to the pros and cons concerning the detachment of the subject strip of land. Mr. Blair advised that the Washington Township Trustees are in the process of reviewing and discussing the provisions in the potential compromise. Mr. Horn identified a potential problem relating to

the 168.96 acre annexation if the Yankee Development Group would, at a later date, sell their entire property to one person, that purchaser may desire the entire parcel be located within one entity. Mr. Kingseed emphasized the need for both elective bodies to discuss further the proposed compromise before a decision is reached.

Mayor Beals, making reference to a letter the City received from the Township relative to the possibility of having a joint police/dispatch facility for the total community, pointed out the fact that questions asked by the Township cannot be answered until the City knows the intent of Washington Township. A total of eight RFP's have been received for a Police Department Needs Assessment and Facilities Study. Discussion followed relative to the pros and cons of a joint police/fire facility and two dispatchers operating out of one facility. Mr. Compton suggested that the Township Trustees further review this issue, make findings, decide what additional information is needed, and submit information for the City to consider. Township officials will discuss this matter further when Trustee Joyce Young returns from vacation, will acquire information from Kettering officials relative to police and fire operations and cost of same in the City of Kettering; this information will then be shared by the entire group of Centerville and Washington Township officials.

Mr. Blair advised that the Township will place on the May 6, 1997 ballot a Road and Bridge Levy for current milage to be reduced to a 1.75 replacement levy. Discussion followed relative to potential park and school district levies to be placed on the election ballot in 1997 and 1998 and a Township fire levy which will be placed on the election ballot in 1998. Mr. Blair emphasized the importance of timing by the various entities relative to the placing of issues before the electorate. This issue needs further discussion between the Officials for the City, the Township, and the Centerville City School District.

Mr. Horn outlined approaches he has received relative to the construction of a Performing Arts Center in the Centerville/Washington Township area. Mr. Krass outlined activities of an existing Task Force in search of a teaching Performing Arts Center for the south suburbs. There appears to be much interest for such a facility in this community. Information is being sought from other communities by interested parties concerning this type venture. Suggestions have been made that the Busse Building and the Washington Township Hall could be used for this purpose. Discussion followed relative to the size needed for a Performing Arts Center vs a teaching Performing Arts Center. Mayor Beals stressed the importance of obtaining seed money for such a venture. Mrs. Lienesch questioned why Centerville and Washington Township would do this in competition with Performing Arts in the Downtown Dayton region.

Mr. Huff reviewed a proposal discussed by the City Manager, the Township Administrator and the Centerville Schools Superintendent relative to the production of a professional brochure/video tape which does not age to promote the Centerville/Washington Township community to be made available to prospective buyers and realtors. Officials present recognized the need for information and suggested that the administrators put figures together and bring details back to their respective governmental officials for consideration.

It was concurred that the next joint meeting between the City and Township be set for

Monday, March 24, 1997 and that the Centerville City School Board be invited to participate in this meeting.



Marilyn J. McLaughlin
Clerk of Council

Approved:



Mayor