

Centerville City Council
Work Session Meeting
February 26, 2001

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
Roger Krass
Clerk of Council Marilyn McLaughlin
Assistant to the Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
City Planner Steve Feverston
Assistant to the City Manager Jesse Lightle
Centerville-Washington Township Historical Society Director Jane Beach

Representative John White was present to discuss with City Council issues before the State Legislature: Senate Bill 5 on Annexation, and the Repeal of the Estate Tax and the importance of replacing it with some other type of revenue source.

John Cooke, John C. Cooke Architect AIA, Inc. and Lane Metcalf, Steering Committee Member for the Franklin Street Baptist Church were present relative to their request to demolish the house located at 230 West Franklin Street. Mr. Feverston located the subject property on a map, being situated on the south side of West Franklin Street and east of Gershwin Drive. The demolition of this building will provide space for the expansion of the church and the parking lot. The Planning Department, as a result of their review of the house for historic significance, determined that it had potential Landmark Status and proceeded with the nomination procedure. Mr. Feverston advised that the Planning Commission recommended denial of Landmark Status for the house at 230 West Franklin Street to the Board of Architectural Review. The Board of Architectural Review recommended against a nomination for Landmark Status and recommended approval of the demolition application to City Council, conditioned upon the applicant working with the City to implement a creative design solution that maintains the spatial and architectural character of West Franklin Street. Mr. Cooke reviewed their proposed site plan and explained minor changes to be made in order to improve the streetscape.

Mr. Horn reviewed a letter received from Bryce Nickel, The Dayton Power & Light Company, regarding its decision to cooperate with the City on the proposed expansion of The Golf Club at Yankee Trace on property owned by DP&L. The property consists of 20 acres plus an additional 3-4 acres located on the west side of Yankee Street across from Yankee Trace. DP&L will grant at no cost to the City the exclusive right to hold and use said property for golf course expansion under certain conditions.

Gary Scanlon and Eric Vanvoyman, representing The Franciscan at St. Leonard reviewed for Council their request for an extension of their Master Plan approval for an additional 18-24 months. Mr. Feverston reviewed the Master Plan which was approved on March 15, 1999 which included roadway improvements to Centerville Station Road and Clyo Road. The approval of this Master Plan expires on March 15, 2001. Mr. Scanlon advised that construction is proposed to begin in the year 2002. They asked that the five year window for the completion of all improvements to Centerville Station Road and to Clyo Road, which was a condition of approval in 1999, begin at this time rather than 1999. The pros and cons were discussed by City Council relative to the time for roadway improvements. Mr. Horn pointed out that the City has made drainage improvements along Centerville Station Road in preparation for these roadway improvements.

Mr. Feverston located on a map the property which is included in the 7.132 annexation to the City of Centerville and which is the subject of a Rezoning Request set for Public Hearing before Council on March 19, 2001. The proposed change is from Washington Township Agricultural to Centerville R-1c, Single-Family Residential zone classification. This is the same zone classification as all property in Yankee Trace.

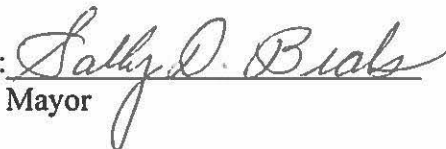
Mr. Horn reviewed a revised Jail Agreement with the City of Kettering for the housing of Centerville prisoners in the Kettering City Jail. According to Chief of Police Steve Walker the charges are approximately double from the previous agreement. Mr. Horn advised that there has been no change in costs for several years. He pointed out that Kettering's Jail is not used very frequently and is used for only a very limited period of time by prisoners from Centerville.

Mr. Horn reviewed the equipment included in the bid received from Stoops Freightliner of Dayton. He recommended acceptance of the low and best bid submitted by Freightliner for one Refuse Packer in the amount of \$109,303.00.

Mr. Horn advised that Bob McDorman Chevrolet has agreed to change the tires on the dump truck they bid for the City of Centerville. The additional cost of \$262.00 added to their bid price of \$48,877.00 totals \$49,139.00 which is still the low and best bid for the purchase of one dump truck. Mr. Horn recommended that this bid be received.

Mr. Horn advised that Public Works Director Steve Weaver is now at home and undergoing chemotherapy treatments.


Clerk of Council

Approved: 
Mayor