

Centerville City Council
Work Session Meeting
July 23, 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
Paul Gresham
Douglas Cline
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
City Planner Steve Feverston
Assistant to the City Manager Jesse Lightle

Mr. Horn updated Council on the future of the BUY.COM Dayton Open Golf Tournament at The Golf Club at Yankee Trace and the need for a local Tournament Director. Sherry Hanna will continue to assist a Tournament Director as she did this year.

Upon question of Mayor Beals, Mr. Horn advised that Dan Doepke, owner of Key Design, will be closing his shop. Mr. Horn outlined problems Mr. Doepke has had relative to the use of facilities on the property.

Mayor Beals explained a video which she has seen relative to the history of Kettering becoming a City.

Mayor Beals advised that she will ask Reverend Don Catron to give the Invocation during the August 20, 2001 Council Meeting.

Mr. Horn reviewed recent communications with Dr. Thomas relative to his farm located on the south side of East Franklin Street east and adjacent to the Centerville High School. Dr. Thomas has proposed the development of a petting zoo, an expanded garden, and crop mazes. Mr. Horn will meet with Dr. Thomas in the near future with an option to purchase the farm for \$2,000,000.00. The majority of Council concurred with this option to purchase.

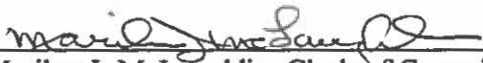
Mr. Horn described an existing sewer line problem at the residence of Jon Abney, 728 Chipplegate Drive. The sanitary sewer drains to the rear of the property and over a very large ravine and into a creek. This problem was created several years ago when the lot was developed. The fix for this problem could be very costly. Mr. Horn will pursue a remedy for this situation with the Montgomery County Sanitary Department using the best possible method.

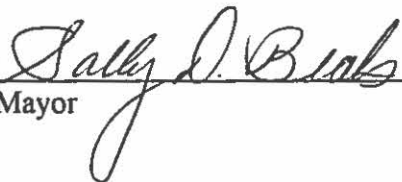
Mr. Horn advised that the City of Centerville and Great Traditions Land and Development Company have closed on the property in Yankee Trace at Washington Church Road.

Mr. Horn outlined Wendy's Roll for the Kids planned in Centerville and Washington Township on Sunday, August 12, 2001. This is a 20 mile and 40 mile in-line skate race. Three highly traveled areas in Centerville will be included on the course. These areas will have to be patrolled by members of the Centerville Police Department. One of the areas involved in Centerville is Centerville Station Road west of Wilmington Pike. City Council requested that this area be closed to traffic while this event is occurring for safety reasons.

Miss Lightle outlined some current discussions relative to the Needs Assessment being conducted by Levin Porter Associates, Inc. relative to the future use of the Municipal Building when the Police Department moves into their new facility. Discussion followed relative to the appropriate size and location of a Conference Room (Law Library) and the need for a waiting area for presenters to sit while waiting to address City Council during a Work Session. It was determined that the size of the Council Chambers is adequate.

Mr. Feverston reviewed the Ordinance which established Parkland Dedication or Fees-in-lieu of Parkland Dedication when new residential subdivisions are developed in the City of Centerville. He explained how, before 1986, the lot size could be reduced, if at least five acres within the quarter section of land was designated as Open Area. Mr. Feverston distributed to Council information relative to fees-in-lieu of parkland dedication which have been paid to the Centerville-Washington Park District since the Ordinance was passed in 1986. The purpose of the Ordinance is to provide 17 acres of parkland per 1,000 residents; ½ of this 17 acres to be public parkland and the other ½ to be private parkland. When money is received in lieu of parkland, the City determines how much is required, whether it remains with the City or is given to the Park District. The developer has the option to dedicate parkland or pay the fee-in-lieu of. Monies received must be used for land purchase. Fees charged in lieu of parkland dedication is based upon the Market Value of the land.


Marilyn J. McLaughlin, Clerk of Council

Approved: 
Mayor