

Centerville City Council
Work Session Meeting
January 24, 2000

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers: Douglas Cline
Susan Lienesch
C. Mark Kingseed
Paul Gresham
Roger Krass
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Public Works Director Steve Weaver
City Planner Steve Feverston
Assistant to the City Manager Kelly Fackel

Mr. Horn reviewed his contact with Kettering's City Manager Steven Husemann relative to City of Dayton Mayor Michael Turner's offer to purchase water from the City of Dayton instead of from Montgomery County. Mr. Husemann also has some concerns; however, he will discuss this with the Kettering Council and present feedback to Mr. Horn.

Mr. Horn advised that Attorney Dick Brahm agrees that the proposal received from the City of Mason to form a group of Cities to provide lobbying services at the State level for an amendment to the proposed annexation legislation to provide property rights has merit. Emphasis would be placed on one major amendment which would make 100 percent annexations an administrative action that would be automatically approved. A small group of Cities (4 or 5) are being asked to pay \$3,000.00 per month for six months for Paul Tipps to pursue an annexation fight. Mr. Tipps believes that the 100 percent annexation is the most effective issue contained in the proposed legislation. Mayor Beals reviewed a meeting she recently attended relative to a group of Cities working under the name of the Ohio Coalition for Equitable Annexation promoting a more hard line approach and rejecting the current compromise being worked on by the Ohio Municipal league. The majority of Council concurred to move forward with this financial request conditioned upon the City Manager pursuing the payment for a period of time less than six months and that the City of Centerville can pull out of the Agreement at any time.

Mr. Feverston reviewed a Revised Record Plan for Bethany Commons at Yankee Trace, property located north of Yankee Trace Drive and east of Yankee Street, zoned R-1c, Single-Family Residential and part of the Lifestyle Community overlay for the Yankee Trace golf community. A Record Plan was approved approximately one year ago for the development of 19 acres of this 44.277 acre track of land. Due to conflicts relative to water and sanitary sewer lines the developer has submitted a Revised Record Plan to incorporate the entire acreage into one single lot. The Planning Commission, by unanimous vote, recommended approval of this Revised Record Plan to City Council subject to the following conditions:


1. The new right-of-way line for Yankee Street shall be labeled on the Record Plan.

2. The easement labeled as a private access and utility easement shall be labeled in a manner that permits the City access to the retention/detention basins for emergency purposed subject to approval by the City Attorney.
3. A storm sewer easement, generally within the proposed sanitary sewer easement, shall be labeled on the Record Plan for those storm sewers that convey off-site stormwater through this property subject to approval by the City Engineer.
4. Yankee Trace Drive shall be improved to eliminate the stubbed street on the round-about and construct curbing to finish the edge of the street. This improvement may be deferred to the time when the zoning plan for this southeastern portion of the development is approved by the Planning Commission.
5. In lieu of completion of the required improvements prior to the recording of the plat, a Performance Bond or Irrevocable Letter of Credit in the amount of \$130,000 shall be posted by the developer with the City of Centerville.

Mr. Feverston reviewed the Replat for H. R. Office Park, property located along the west side of Dayton-Lebanon Pike and south of Sheehan Road, zoned B-1, Neighborhood Business. This replat of Section 3, lot 6, is the result of the development of the Goodard School project proposed on the southernmost lot of the plat. Proposed is the division of lot number six into two lots. The Goodard School has been approved by the Planning Commission. Mr. Feverston pointed out the fact that all public improvements are in place. The Planning Commission, by unanimous vote, recommended approval of this Replat to City Council.

Mr. Cline explained a difference of opinion between representatives from the City and representatives from Washington Township relative to the charge of the Joint Land Use/ Comprehensive Plan Task Force. In order that feedback may be received from City Council relative to this issue, this will become a future Work Session Agenda item.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor