

Centerville City Council  
Work Session Meeting  
June 28, 1999

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor Sally Beals  
Deputy-Mayor James Singer  
Councilmembers: Susan Lienesch  
J. V. Stone  
Douglas Cline  
James Reppert  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
Assistant City Manager Judith Gilleland  
Public Works Director Steve Weaver  
City Planner Steve Feverston  
Chief of Police Steve Walker  
Assistant to the City Manager Kelly Fackel

Mr. Feverston reviewed a possible minor amendment to Yankee Trace, Section 3, upon request of property owners Steve Beinlich, 1614 Gatekeeper Way and Martin Grunder, 1622 Gatekeeper Way. Although a hiker/biker trail was included on the plan for Section 3, across lots 94, 95, and 96, Mr. Beinlich and Mr. Grunder were told by an employee of Great Traditions that the plan for the trail was going to be changed and that the hiker/biker trail would not be installed. Since their purchase of the properties, there has been no indication that such a trail would be constructed.

Gary Menchhofer, Great Traditions Land and Development Company, explained how previously it was anticipated by an employee, no longer with the Company, that the hiker/biker trail across these three properties would not be required anytime in the future.

Mr. Feverston explained how the hiker/biker path would traverse across the front of the subject three properties. Great Traditions suggested the approval of a minor amendment to permit a sidewalk width change from an 8 foot asphalt path to a 4 foot wide concrete path. However, the property owners have requested the elimination of the path in its entirety.

Mr. Beinlich advised that he was aware that the path existed on a sheet of paper but was informed that such a path would not be constructed.

Mr. Grunder questioned why the deletion of the subject path has reached this point. He cited constant variations throughout Yankee Trace by Great Traditions since his purchase of the property in 1996.

Mayor Beals pointed out the fact that the hiker/biker path was a commitment to the community, not a commitment to the individual property owners.

Discussion followed relative to the need for a walkway to access the park located adjacent to lot 96 at the corner of Gatekeeper Way and Heirloom Crossing, the width of such a walkway if required, and whether it be constructed of asphalt or concrete. No decision was rendered by a majority of members of Council present.

Chief Walker reviewed for Council the request of the Centerville City Schools for two full-time police officers, one to be assigned to the Centerville High School and the other to be a floater among the remaining three schools in the City of Centerville. The Police Department has

applied for and received a federal grant covering \$150,000 of the expense for additional police officers over a three year period. Chief Walker estimates the first year start-up cost to be approximately \$185,000 for salary, benefits and additional equipment. The estimated total cost over three years (the life of the grant) is \$445,000. It is anticipated that the officers and equipment would be utilized by the school 75% of the time with their remaining time being assigned to other police duties. Chief Walker submitted two proposals, one of which can be submitted to the School District for consideration. Council concurred that the following proposal

be submitted:	\$445,000	Total cost of program
	<u>-150,000</u>	Grant amount
	\$295,000	Community Share
75%	\$221,250	School share
	or	
	\$ 73,750	Per year

Mr. Horn advised that Americana Festival President Ron Weir has indicated the receipt of some complaints concerning the Festival being held on Monday, July 5, 1999. He asked for support from City Council relative to the selection of this date. This request will be considered for the Festival in the year 2000.

Mr. Horn reviewed for Council a proposal submitted by Douglas Budden, Rainbow Rascals Learning Center, Inc. for the construction of a childcare center on a portion of the site located at the northeast corner of Cloyo Road and Bigger Road. Proposed is the construction of a 7,700 square foot building. In accordance with the requirements of the Centerville Zoning Ordinance, the maximum building size is 5,000 square feet. The majority of Council indicated no problem with the increased size of the building as long as the building is aesthetically pleasing and conforms to the character of the neighborhood.

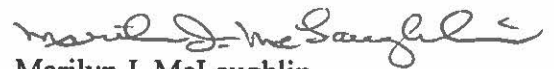
Council concurred that Cheri Williams Alvarado and Richard Pluckebaum be reappointed as members of the Planning Commission.


Mr. Horn reviewed a meeting held this date with Jim Sullivan and Jim Keifer, Great Traditions Land and Development Company, relative to Yankee Trace, Section 23, Parcel 12. They have expressed their desire to meet all expectations City Council has relative to this Section. Mr. Horn explained how changes are proposed to the configuration of streets in order to enhance the flow of traffic through this area. All but one of the private drives can be eliminated. The width of some of the lots on Clubview Drive which are in view from the patio at the Yankee Trace Clubhouse can be increased. Due to the fact that Council has requested a review of this Planning Commission Special Approval Application, that a Public Hearing must be held within 45 days of the Planning Commission decision, and that a decision by Council must be made within 45 days, the majority of Council concurred that the following events take place:

An extension of time from the 45 day limitation be granted by Great Traditions.

A revised plan be submitted for Council's consideration detailing how all expectations have been met.

Following review of the revised plans, Council concurred to decide at that time whether to proceed with the request for review.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor