

Centerville City Council  
Work Session  
February 2, 1998

**TIME:** 5:30 P.M. and 7:30 P.M.  
**PLACE:** East Meeting Room, Gerber House, Benham's Grove

At 5:30 p.m., the following members of City Council, Washington Township Trustees, and Staff from both entities met to receive a presentation from Horne and King Architects relative to the Centerville Police Department and Washington Township Fire Department Needs and Facilities Assessment Study they have prepared:

Mayor	Sally Beals
Deputy-Mayor	James Singer
Councilmembers	J.V. Stone
	Susan Lienesch
	James Reppert
	C. Mark Kingseed
Clerk of Council	Marilyn McLaughlin
City Manager	Gregory Horn
Chief of Police	Stephen Walker
Trustee President	Terry Blair
Trustees	Joyce Young
	Lee Snyder
Clerk-Treasurer	James Blakeney
Administrator	Gary Huff
Fire Chief	Kenneth Parks

David King and Brian Horne were present to outline their analysis of the requirements, options, and feasibility of providing facilities to accommodate both police and fire operations.

Mr. King outlined the interaction they received from both staffs during the entire preparation of their report. He reviewed their process to develop a facility which would be adequate for many years. Costs included in the study are very realistic. After consideration of many sites in the community, the following three were selected for consideration:

1. Southeast corner at the Leonard E. Stubbs Memorial Park, along the north side of Spring Valley Road.
2. Adjacent to the Centerville Municipal Building on the south side of Spring Valley Road.
3. Northeast corner of Loop Road and Alexandersville-Bellbrook Road.

Mr. King advised that a very critical consideration in the relocation process is that the site give a community message.

Mr. King pointed out three cost categories: hard construction costs (bricks and mortar), construction contingency costs (items deemed necessary during construction), and soft costs

(fees, telephones, furniture, etc).

Mrs. Young emphasized the cost savings to the Township in this joint venture, she encouraged proceeding with the project.

Mr. Blair recognizes that this is a way to improve services in the Centerville-Washington Township Community.

After further discussion, City Council and the Washington Township Trustees, unanimously concurred that the City Manager and the Township Administrator begin the process for the construction of a joint facility.

Mr. Reppert suggested that a retreat be held between City Council and the Washington Township Trustees. The possibility of this to be held on April 13, 1998 between 4:00 p.m. and 9:00 p.m. with dinner at Yankee Trace was discussed. This would be in conjunction with a presentation concerning the Joint Venture Program for the City, Township, and Schools, with the School Board being present during the latter part of the evening. The availability of Mary Ellen Mazey as a facilitator for the retreat will be determined.

At approximately 7:30 p.m., City Council convened into a Work Session with the exclusion of the Washington Township Trustees and Township Staff, and with the inclusion of Assistant Clerk of Council, Peggy Whisman.

Mr. Horn outlined the many issues to be resolved between the City and the Township relative to the joint police and fire facility.

Discussion followed relative to the poor maintenance at the Chevy Chase Apartment Complex on South Main Street. Mr. Horn will continue to pursue corrective measures.

Mr. Horn reported that the Great Traditions Land and Development Company is requesting a density of 598 units for Yankee Trace. Mr. Horn has recommended 530 units and perhaps 320 units on the total acreage at Yankee Trace, including the property Great Traditions has purchased from the Yankee Development Group, attached units not to exceed more than 35 percent. The proposal by Lutheran Social Services is still being considered; they will agree to a separate access onto Yankee Street and having no access to the swim and tennis center at Yankee Trace. Mr. Horn will put together a density package for Council to consider.

Mr. Horn recommended that the current surveillance van owned by the City needs retrofitting. Council concurred with the expenditure of \$11,300.00 for this purpose.

City Council offered their concurrence with correspondence prepared by Mr. Horn to Principal Dave McDaniel, at Centerville High School relative to their message board in front of the school. The letter indicates approval of the replacement and continuation of this non-conforming sign with several conditions.

Following discussion relative to the Rezoning Request, the Major Use Special Approval Application, and the Planning Commission Special Approval Application submitted by Charles Simms for the Weller Property located on the east side of Clyo Road, north of Centerville Station Road and south of Deer Run Road, three members of Council requested a review of the Planning

Commission Special Approval Application. The Rezoning Request and the Major Use Special Approval Application comes to Council for final determination from the Planning Commission. City Council requested review of these Applications from City Planner, Steve Feverston, for the February 9, 1998, Council Work Session Meeting.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:   
Mayor