

Centerville City Council
Work Session Meeting
March 23, 1998

TIME: 7:30 P.M.
PLACE: Centerville, Municipal Building, Law Library
PRESENT: Mayor Sally D. Beals
Deputy-Mayor James Singer
Councilmembers C. Mark Kingseed
J. V. Stone
James Reppert
Susan Lienesch
George Smith
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Assistant to the City Manager Kelly Fackel
Public Works Director Steve Weaver
City Planner Steve Feverston
Economic Development Administrator William Stamper

Planning Commission Members Arthur Foland
Patrick Hansford
Richard Tompkins
Richard Pluckebaum
James Durham

Gem Realty Doug Harnish

Mr. Stamper reviewed for Council a proposed ED/GE application filed by the City of Centerville on behalf of Rets Tech Center, Inc. Rets Tech Center, Inc. submitted a Major Use Special Approval Application to construct a 43,000 square foot building on property located at the northeast corner of Alex-Bell and Loop Roads in Centerville. The Center will relocate its proprietary trade school to this location. Due to a major labor shortage in the Miami Valley of technical trades, Mr. Stamper feels as though this ED/GE application for \$300,000.00 for equipment for the technical school is a viable possibility. Mr. Stamper will make the application presentation to Montgomery County in early April, 1998. Council unanimously concurred that Mr. Stamper move forward with this application.

At this time, Mr. Stamper left the meeting.

Mr. Horn reviewed the agreement between Great Traditions and the City as it relates to density and attached units in the Yankee Trace Residential Development. Also discussed at this time was the proposed Community Lifestyle Ordinance, which adds a new district within the R-1c, Single Family Residential Classification. In addition, Mr. Horn discussed all of the available land within the Yankee Trace Residential Development that has not yet been developed.

Mr. Horn reviewed for the Planning Commission Members discussion with Bethany Lutheran Village for the construction of single family and attached dwellings in the 30+ acres of land that they may purchase from the City and Yankee Development Group.

After this discussion, Planning Commission Members and Mr. Harnish left the meeting.

Mr. Horn discussed with Council a list that was discussed during a December, 1997, Work Session, concerning the rezoning of certain parcels throughout the City. Council concurred at that time to move forward with the rezoning of these parcels to improve the consistency of all zoned land throughout the City. Council reiterated at this meeting their desire for Staff to move forward with the rezoning of these parcels of land.

Mr. Horn reviewed for Council the special arrangements that have been made to hold a Property Review Commission Meeting on April 1, 1998, to discuss Chevy Chase. This meeting was to accommodate having a representative present from the Chevy Chase Management Company located in California. Mr. Horn advised that he is contemplating sending a letter to Chevy Chase residents explaining to them that Centerville is working to assure that they have a safe, and well maintained place to live. Council concurred with sending a letter to the residents of Chevy Chase.

Mr. Horn discussed the plaza being constructed behind the barn at Benham's Grove. The Friends of Benham's Grove has requested that the City contribute \$4500.00 of the total \$24,000.00 - \$25,000.00 cost. The Council concurred with this contribution. Mr. Weaver reported that he will coordinate the deadlines for construction around the scheduled events of Benham's Grove.

Mr. Horn reported that an article will be in the next Town Crier concerning the Master Plan at Leonard E. Stubbs Memorial Park.

Mr. Reppert inquired about the City's participation in the After Prom for Centerville High School. Mr. Horn reported that some gifts in-kind from Yankee Trace will be given, and also he will investigate the possibility of some catering services from The Gallery.

Mr. Horn reminded Council of Mr. Frank DePalma's (Centerville City Schools Superintendent) request for more uniformed police visibility at school related functions. He reported that Chief Stephen Walker agrees with this request, however, does not have budgeted money for such a request. The Centerville City School Board has agreed to pay for the cost incurred for additional police personnel.

Council agreed with the following agenda items for the April 13th City Council/
Washington Township Retreat:

Potential of Washington Township joining the Historical Commission and helping with financial support.

Newly formed Centerville/Washington Township Foundation.

Joint Construction Projects-Community Improvement Cooperation, parking behind Town Hall, road projects, etc.

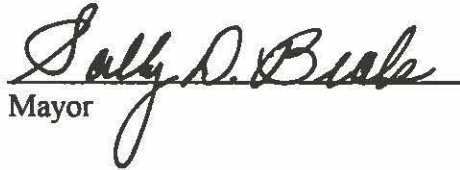
Joint Land Use Comprehensive Plan.
Joint Police/Fire Facility.
Joint Township/City Road Speed Limit Committee.

The request made by Sarah Rickman concerning financial support for the upcoming trip to Bad Zwischenahn was agreed upon by City Council. This financial support is for two (2) hours of work each day for 16 days of the trip @ \$35.00 per hour. The total cost is \$1120.00.



Peggy S. Whisman
Assistant Clerk of Council

Approved:



Mayor