

Centerville City Council
Work Session Meeting
July 20, 1998

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Deputy-Mayor James Singer
Councilmembers Susan Lienesch
C. Mark Kingseed
James Reppert
George Smith
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
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. Reppert advised that a report will be forthcoming from the Streets and Highways Council Committee at the August 17, 1998 Council Meeting relative to the extension of Virginia Avenue from Bristol Drive south to Spring Valley Road.

Mr. Smith volunteered to serve as Centerville elected representative on the Joint Land Use/Comprehensive Plan Task Force.

Mr. Feverston reviewed for Council a Record Plan for Yankee Trace, Section Sixteen, a 4.48 acre parcel of land zoned R-1c, Single-Family Residential, located southeast of Charter Place between hole number 4 fairway and the golf green for hole number 5. Proposed is the division of this parcel into 12 residential lots. Mr. Feverston located the subject property on a map and identified adjacent land uses and zone classifications. The Planning Commission, by a vote of 5-0, recommended approval of this Record Plan to City Council subject to the following conditions.

1. The easement extending to the west from the cul-de-sac of Wedgocreek Place shall be labeled on the Record Plan as a public utility and private driveway easement and subject to the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements as recorded for this development.
2. A final grading plan shall be subject to approval by the City Engineer.
3. Detailed design of the stormwater drainage system for this plan shall be approved by the City Engineer.
4. The storm and drainage easement in the rear yard of lots 287 through 290 shall extend to the rear lot line.
5. In lieu of completion of the required improvements prior to the recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a Subdivider's

Agreement entered into with the City by the developer. The private drive within this plat shall be required to be part of the Performance Bond and Subdivider's Agreement because of the frontage and direct access it provides to individual platted lots.

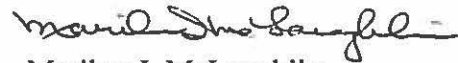
6. Lot #286 shall be modified on the southeastern boundary line to be consistent with lot #287 or a covenant shall be approved by the City Attorney to preserve the green space on lot #286.

Mr. Feverston reviewed a recommendation by City Engineer Norbert Hoffman that the Record Plan be approved subject to receipt of the following:

1. Acceptable Subdivider's Agreement.
2. Performance Bond to assure the completion of the public improvements, which are not included as part of the Yankee Trace North (Spine Road) Improvement. Total balance of Performance Bond for final lift of asphalt and the remaining public improvement is recommended in the amount of \$120,000.
3. Inspection fee in the amount of \$295.00.

Mr. Horn reviewed a proposed Resolution to approve and ratify the amended Montgomery County Solid Waste Management Plan. He pointed out that in accordance with House Bill 592 passed by the Ohio General Assembly in 1988, the Montgomery County Solid Waste District must update the Solid Waste Management Plan every three years. This Plan must then be submitted for ratification to each political jurisdiction in Montgomery County.

Mr. Weaver outlined the difference between the City Engineer's estimate and the one bid received from DSTI Development, Inc. for the APD Brick Sidewalk Construction Project along East Franklin Street. In consideration of the large amount differential, Mr. Weaver recommended the rejection of the one bid received. He advised that City Staff is currently looking at options in order that this project may proceed during this year's construction season.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____

Deputy - Mayor 