

Centerville City Council
Work Session Meeting
August 24, 1998

TIME: 7:30 P.M.
PLACE: Benham's Grove, Gerber House
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers Susan Lienesch
C. Mark Kingseed
James Reppert
J. V. Stone
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
Economic Development Administrator
Planning Commission members:
James Durham, Chairman
Richard Pluckebaum
Patrick Hansford
Jack Kostak
Douglas Cline
Rand Oliver
Resident Jack Kindler

Mr. Durham explained their request for this meeting with City Council to receive input from Council relative to certain matters that come before the Commission, principally the Yankee Trace residential development. Mr. Feverston located the various residential sections of Yankee Trace on a map and identified how focals and windows are provided for lots adjacent to The Golf Club at Yankee Trace. Mr. Durham expressed concern with the method in which sections of Yankee Trace are being approved. He suggested that perhaps a conceptual plan for the entire development would be appropriate so that each individual section as it is approved would tie into the overall development. Attention was brought to Section Sixteen which includes several lots along the east side of Yankee Trace Drive of the same size thus providing very little variation. Mr. Horn advised that he will be in communication with Tom Humes, President of Great Traditions Land and Development Company, relative to the development of a conceptual plan for areas bordering the continuation of Yankee Trace Drive to perhaps provide more interesting features in the configuration of this spine road. Mr. Durham outlined Planning Commission's concept to break up individual lots, to create focals and windows, and to reduce accesses from individual lots to Yankee Trace Drive. Council concurred with this concept.

Upon question by Mr. Durham relative to the development of residential pods to the south

of Section Sixteen, Mr. Horn explained recent land acquisitions by Great Traditions and acquisitions which are being contemplated.

Mr. Horn identified attached housing which has been constructed at Wetherington, a development north of Cincinnati by Great Traditions, which is now being considered for the property north of the golf course, that property previously considered for construction by Bethany Lutheran Village. He will arrange a tour of these facilities for Tuesday, September 8, 1998 for City Council and Planning Commission, time to be determined.

Upon question of Mr. Durham, Mr. Weaver advised that the City's Prosecuting Attorney will soon be developing charges relative to the demolition of structures without a permit by the owners of property at the southwest corner of Alexandersville-Bellbrook Road and Wilmington Pike, more particularly known as the Karras property.

Planning Commission members left the meeting at this time.

Mr. Horn advised that Chief of Police Steve Walker has been contacted by the State Highway Patrol concerning a random seat belt and DUI check program. This will be a joint event which will take place on Friday and Saturday nights with locations unidentified. More information will be forthcoming.

Mr. Horn advised that Jim Brueggeman, Montgomery County Sanitary Engineer, reported that four applications have been received for the clearwater disconnect program, none of which have been from Centerville residents. Required estimates have been reduced to two.

Mr. Horn brought attention to the fact that some communities have established a policy for local bid preference, generally on a percentage basis. He pointed out that the City has always made the local industry aware of requests for bids. The majority of Council concurred with the current bidding policy being used by the City. Due to the fact that the City went to bid for an insurance package, Mrs. Lienesch suggested that the City go to bid for all professional services. As a result of additional discussion, Mr. Horn will identify the difference between the bidding process and the request for proposals.

Mr. Weaver gave an update on the status of the pond at Benham's Grove. Rock in all areas around the pond have caused problems with the installation of a liner. He suggested that the City fill the pond, and monitor evaporation on a daily basis. Mr. Weaver believes that some of the problems with water retention in the pond have been corrected over the past few years. The majority of Council concurred with Mr. Weaver's suggestion.

Mr. Horn advised that proposals received for engineering services for the widening of Alexandersville-Bellbrook Road from Loop Road to Bigger Road will be an item for discussion during the Work Session on September 14, 1998. The cost of this program is estimated at \$250,000.00.

Ms. Fackel reported that the housing inspection program is progressing well, with no complaints from residents. The project should be completed during the current week.

Mr. Horn advised that if the City is able to acquire enough corporate sponsors, the NIKE Tournament can take place at The Golf Club at Yankee Trace in 1999. This operation requires a budget of \$500,000.00 with the PGA paying \$100,000.00 of this amount. This would be a commitment for three years and will produce many positives for the community. Mr. Horn expressed Mr. Humes' excitement about the possibility of this becoming a festive week at Yankee Trace. He emphasized the involvement of City Council and City Staff necessary to make this event a success. The dates for the 1999 NIKE have been set for June 14 - 20, 1998. The majority of Council concurred that Mr. Horn go forward with this proposal as long as it can take place on a cost even basis.

Mayor Beals announced the formation of the Centerville-Washington Foundation under the auspices of the Dayton Foundation. Information meetings have been scheduled for September 2 and September 10, 1998 in the Council Chambers of the Centerville Municipal Building to begin at 7:30 P.M.

In answer to an inquiry of Mr. Reppert as Chairman of the Streets and Highways Council Committee, Mr. Weaver advised that the stub street inventory requested will be presented to Committee members the week of August 31, 1998.

Upon concern of Mr. Singer, Council concurred that contingency monies be spent for the East Franklin Street stormwater project.

Reviewed by Council was an amendment to the City's Property Maintenance Code prepared by Municipal Attorney Robert Farquhar. This amendment eliminates any appeal rights to City Council and the Property Review Commission acting as an appellate body. Mr. Singer and Mr. Kingseed expressed their desire that the Ordinance be streamlined but that Council remain in the loop. Discussion followed relative to Council having the opportunity to consider a case if deemed desirable. Mr. Horn will discuss with Mr. Farquhar changes to the proposed amendment in order that City Council may have the opportunity to be involved in the decision process.

Council discussed the future for the Asahel Wright House; question being whether to sell the house or provide space for the Centerville Historical Society, the Centerville Arts Commission and Americana Festival, Inc. If the property is sold, a facade easement could be placed upon the house for appearance protection. Mr. Kingseed suggested that the City have the property appraised, seek an offer on the sale of the property, and meet with the Historical Society concerning its future use. The majority of Council concurred that a meeting be scheduled with the Historical Society to determine their future space intentions.

Mayor Beals outlined complaints she has received relative to the City's current waste collection program, the limitation of the number of bags to five. Mr. Horn suggested the following three options:

- Continue with the five bag limit,
- Give a number of stickers with bills for the removal of periodic extra bags,
- Sell stickers for placement on extra bags for pick up.

Mr. Weaver outlined the following benefits with the present service:

Residents are using standard containers.

Recycling has increased.

Construction materials are out of the waste stream.

Discussion followed relative to the biggest problem being experienced by residents, that being the removal of yard waste. Mr. Horn suggested that the cost for waste collection be reduced by \$1.00 per month, a letter be sent to residents with stickers to be placed on extra bags for pick up, and informing residents that additional stickers are available for purchase at a cost of \$1.25 or \$1.50. Emphasis was placed upon the fact that construction materials have always been excluded from removal by the City of Centerville.



Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor