

Centerville City Council  
Work Session Meeting  
September 14, 1998

TIME: 7:30 p.m.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor Sally Beals  
Deputy-Mayor James Singer  
Councilmembers: George Smith  
C. Mark Kingseed  
James Reppert  
Susan Lienesch  
J. V. Stone  
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. Weaver reviewed for Council the proposals received for the Alexandersville-Bellbrook Road widening engineering services. The project extends west of Loop Road and will be completed near the intersection of Bigger Road (6200 feet). Mr. Weaver recommends Worl & Associates for this phase of the Alex-Bell widening project and feels they have a good understanding of the uniqueness of the area. The proposed timetable for the completion of the design phase of this project will extend into the year 2000, and will be budgeted the same. Issue II funds have been applied for and Mr. Weaver continues to work with the Ohio Department of Transportation and Miami Valley Regional Planning Commission for additional financial support.

Mr. Feverston reviewed for Council a Record Plan for Yankee Trace, Section Eighteen, a 7.632 acre parcel of land zoned R-1c, Single Family Residential, located next to Section 3, the Homestead. The 19 lots proposed in Section 18 extends Gatekeeper Way to the west of Heirloom Circle and south to create Dinwiddie Circle. Mr. Feverston located the subject property on a map and identified adjacent land uses and zone classifications. In addition, Mr. Feverston explained the Planning Commission recommendation for eliminating lot 329 and eliminating the construction of the cul-de-sac at the end of Gatekeeper Way. This elimination allows for flexibility when developing the land to the west. The Planning Commission by a vote of 7-0 recommended approval of this Record Plan to City Council subject to the following conditions:

1. All lots shall have a minimum front yard building setback of 25 feet.
2. All street names shall be subject to approval by the Planning Department.
3. The intersection of Gatekeeper Way and Dinwiddie Circle shall be designed as a standard "T" intersection and a temporary cul-de-sac be constructed at the end of Gatekeeper Way subject to approval by the City Engineer.
4. Delete Lot 329 from the Record Plan.

Mr. Horn reviewed a proposed resolution concerning the boundaries of the "Community Reinvestment Area" being confined to the APD. He explained that it is questionable as to whether the City has the right to grant tax abatement to properties with Landmark Status outside of the APD. Mr. Farquhar suggests that we amend Resolution 57-80 and define the entire corporate limits of Centerville as the boundaries of the "Community Reinvestment Area". Council concurred.

Mr. Horn discussed a conversation between himself, Gary Huff, Chief Walker, and Ron Smith. Mr. Smith is part owner of Smith Patterson, and has worked with the City on cost estimates for the lease agreement with Washington Township concerning the Joint police/fire facility. During this conversation, Mr. Smith explained how all figures were arrived at and that all figures are based upon a police facility/fire administration building.

Mr. Horn feels that he and Gary will continue to negotiate the lease agreement vs. joint ownership between the City and Township. In response to Washington Township Trustee Terry Blair's letter, Mayor Beals will respond and will indicate to Mr. Blair that negotiations should continue between Mr. Horn and Mr. Huff, however a decision needs to be reached no later than the 1<sup>st</sup> week of January, 1999 in order for Centerville to move forward with this project.

Chief Walker entered the meeting at this time.

Discussion followed concerning the concept plan of the police facility along with the possibility of expansion in the future. Discussion also ensued concerning joint dispatching between the City and the Township and the space allocation in the new building. Chief Walker stated that Chief Parks has told him that Washington Township will pay for equipment and space in the communications area of the building for dispatching.

Chief Walker outlined for Council the upcoming fund raiser for the John P. Kalamian Memorial Scholarship Fund. A golf outing and pig roast will be held on October 5, 1998 at The Golf Club at Yankee Trace. The scholarship award is \$1000.00 to a graduating senior seeking a law enforcement career.

Mr. Horn explained that Mr. Farquhar is preparing a Resolution of Support for the fund raiser as an official event of the city.

Chief Walker left the meeting at this time.

Mayor Beals reported on the recent informational meetings held for the Centerville-Washington Foundation. Approximately 10 organizations were represented, two of which are close to establishing funds in the foundation. The next step will be to raise money for the general fund to produce promotional materials, brochures, etc.

Mayor Beals informed Council that the Bill Knapp's Restaurant on North Main Street will be closing. The Bill Knapp's building and land is owned by J.S. Davis Company.

Ms. Fackel reviewed for Council a proposed amendment to Chapter 1482 of the Centerville Municipal Code by changing the procedure for violations for property maintenance.

Council concurred with suggested changes.

Mr. Feverston reported that the Elliott/Vinyl siding hearing has been postponed to a date sometime in October. The judge is encouraging both sides to come to some agreement to avoid a hearing in this case.

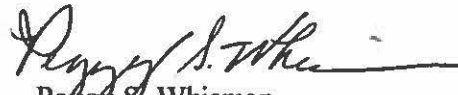
Mr. Horn discussed with Council the Pleasant Hill complaint concerning recreational fires. Chief Parks investigated the complaint and suggested that Council could further define recreational fires in the Centerville Fire Code as follows: "as an outdoor fire fueled by seasoned dry firewood, propane, charcoal or other fuel designed for cooking, being used in an appliance or similar device designed for cooking, such as a grill or fire rind, and must be smaller than 3' x 3' in size." Council concurred that Mr. Farquhar prepare the necessary legislation to make this change.

A developer has approached the City Planner concerning the property located at the northeast corner of Bigger and Clio Roads. That property's zoning was recently changed to O-S, Office Service, which permits maximum floor space area of 5,000 square feet. This developer wants to propose two office buildings, each 10,000 square feet in floor space. A variance would be required. Mr. Horn feels that these office buildings would be suitable for this corner and is recommending that Council grant the variance. Council concurred.

Mr. Horn reported that a draft copy of the CIP should be in this Friday's packet to Council (September 18, 1998). Along with a draft copy of the CIP will be a list of key items for input.

Mrs. Lienesch requests from staff some history on the cost of running the Walton House, Benham's Grove, money spent in the APD, Xmas decorations, etc., in order for her to respond to the President of the Centerville Historical Commission's recent editorial in the paper.

Upon question of Mr. Reppert, Mr. Feverston explained that Mr. Pavlak has placed an irrevocable letter of credit to assure the completion of his landscape plan at the day care center located at 232 North Main Street. In addition, Mr. Weaver reports that the repair of the fence at said day care will be handled as a property maintenance issue.

  
Peggy S. Whisman  
Assistant Clerk of Council

Approved: \_\_\_\_\_

  
Mayor