

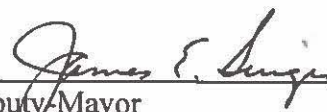
Centerville City Council
Work Session Meeting
October 26, 1998

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

Mr. Stamper advised City Council that three tenants have showed interest in locating in designated portions of the old Kmart building on South Main Street: St. Vincent DePaul, the Montgomery County Historical Society and Primestar (a telemarketing company partially owned by Media One). He asked for Council concurrence to submit a dual application for a grant from EDGE in the amount of \$40,000.00 for the Historical Society for the first year and \$100,000.00 for Primestar over a five year period to be used for landscaping and site development, improvements to be determined. The majority of Council concurred with Mr. Stamper's request.

A review of the 1999 Budget for the City of Centerville by the Council Finance Committee of the Whole followed with Chairman James Singer presiding.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Deputy-Mayor

Centerville City Council
Work Session Meeting
November 2, 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
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 Engineer Norbert Hoffman
Assistant to the City Manager Kelly Fackel

Applicant Erica Chenoweth was interviewed for appointment as a member of the Centerville Arts Commission. Council concurred that said appointment be made.

Mr. Feverston reviewed the Record Plan for Yankee Trace, Section Seventeen A, located southeast of Charter Place and east of the number four fairway at The Golf Club at Yankee Trace. The Plan consists of the division of 8.41 acres of land, zoned R-1c, Single-Family Residential, into nineteen lots. Mr. Feverston located the subject property on a map and identified golf course view corridors included in Sections Seventeen A and B. In answer to a question of Mayor Beals, Mr. Feverston advised that these corridors will be maintained by the Homeowners Association. Upon question of Mrs. Lienesch, Mr. Feverston explained how the width of lots 300 and 298 are buildable for the Dunnington-Koepfer product. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. A covenant shall be placed on the Record Plan that limits vehicular access for lots 296 and 304 to Bentgrass Lane only.
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. 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.

Concern was expressed by members of Council relative to the location and size of golf course view corridors and the narrow width of some residential lots. Mr. Feverston will discuss these concerns with the developer Great Traditions.

Mr. Horn reviewed a proposed Ordinance to amend the schedule of fees for Landmark Preservation applications. He explained that a fee is being proposed for the submittal of an application to designate an area, place, building or structure as a landmark by a third party in order that some administrative costs can be recovered. Following discussion by City Council, the following changes were recommended to Section 2 of the proposed Ordinance:

- B. Change "their" to "his or her"
- C. Increase the fee for an application to rescind Landmark Designation to \$1,000.00.
- D. Increase the fee for an application to demolish or move designated Landmark to \$1,000.00.
- E. The fees be itemized for applications concerning property in the Architectural Preservation District.

These changes will be reviewed with Mr. Farquhar in consideration of possible legal ramifications.

Mr. Hoffman reviewed changes proposed to Ordinance Number 9-87, the City's Flood Damage Prevention Ordinance. Changes have been reviewed and approved by the Ohio Department of Natural Resources and the Federal Emergency Management Agency. Changes to the proposed Ordinances are indicated by italics and most recent changes are also in bold print.

Council discussed a request from the Korean Veterans Memorial Association that the City financially support the Korean Veterans Memorial located in Riverbend Park on the north bank of the Great Miami River in Dayton. The majority of Council concurred that said request be honored.

Mr. Horn explained a proposed Ordinance for the editing and inclusion of certain Ordinances and Resolutions into the Centerville Municipal Code. This procedure takes place annually to keep the Code up to date.

Mrs. McLaughlin explained the fact that the Ordinance creating the Centerville Washington Township Historical Commission is now in effect. In accordance with the provisions contained in the Ordinance four members are appointed by the Centerville City Council and four members appointed by Washington Township. The members shall be appointed to serve staggered terms with term expirations taking place one each year for the first four years. Mrs. McLaughlin advised that there were four Centerville residents on the Centerville Historical Commission. Council concurred that those four residents be appointed as members of the Centerville Washington Township Historical Commission and their terms be staggered alphabetically.

Upon suggestion by Mrs. Lienesch, reappointments in the future will only be made to Boards and Commissions after an interview has been held between the member and Council. However, due to the fact that the terms of the following will expire on November 19, 1998, and there is not time for interviews before reappointments are made at the November 16, 1998

Council Meeting, this procedure will not apply to these reappointments:

Board of Architectural Review:

Thomas Hanna

Laverne Stebbins

Centerville Property Review Commission:

Barry McClain

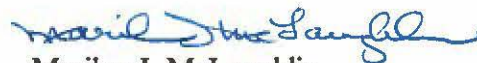
Mr. Weaver explained how the use of the Castle has expanded from its intended use when the Occupancy Permit was issued several years ago. The Occupancy Permit was issued for a business, now food is being served. The owner of the property has requested expansion of the kitchen area and the assembly area which is inconsistent with the Permit. An appeal concerning this expansion was filed with the Dayton Appeals Board and approved with a limitation of fifty occupants. Mr. Horn questioned whether the City should appeal this decision to Columbus. Mr. Weaver suggested that the City proceed with inspections and then decide whether an appeal is necessary.

Mr. Horn reported that approximately 95% of the charges made in the Chevy Chase Apartment Complex have been remedied.

Mr. Horn advised that a grant application has been submitted for EDGE money for the renovation of the old Kmart building on South Main Street.

Mr. Horn updated Council on the status of the City owned 6.7 acres located north of the Hills property on the east side of Yankee Street relative to the Bethany project.

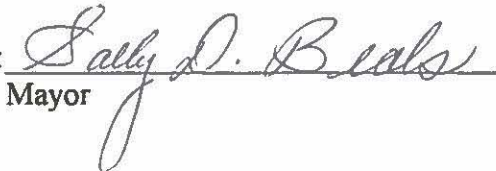
Mr. Horn recommended that green fees at The Golf Course at Yankee Trace be increased by \$2.00 during the week and \$4.00 on week-ends.



Marilyn J. McLaughlin

Clerk of Council

Approved:



Mayor