

Centerville City Council
Work Session Meeting
December 14, 1998

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers: C. Mark Kingseed
James Reppert
Susan Lienesch
J. V. Stone
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
City Planner Steve Feverston
Chief of Police Steve Walker
Assistant to the City Manager Kelly Fackel

Resident Robert Looper

Mr. Feverston reviewed for Council the Record Plan for Yankee Trace, Section Eighteen, property located at the extension of Gatekeeper Way, west of Yankee Street in the Homestead area of Yankee Trace. Proposed is the division of 8.546 acres, zoned R-1c, Single-Family Residential, into 22 lots. Mr. Feverston located the subject property on a map and identified adjacent land uses and zone classifications. The Record Plan includes the extension of Gatekeeper Way and the construction of a new street, Dinwiddie Court, both with a width of 24 feet back to back of curb. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council, subject to the following conditions:

1. All minimum side (10 ft.) and rear (25 ft.) building setbacks shall be per the approved residential cluster development plan for the Homestead.
2. Gatekeeper Way and Dinwiddie Court shall be constructed with a roadway cross-section of 24 feet from back-of-curb to back-of-curb subject to approval by the City Engineer.
3. A sidewalk shall be constructed along the south side of Gatekeeper Way subject to approval 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.

Mr. Kingseed expressed the concern of residents in Yankee Trace with the width of some of the lots in the Homestead area of Yankee Trace. Mr. Feverston advised that this Plan is consistent with the Master Plan for a Lifestyle Community. Mrs. Lienesch stated opposition to the width of the streets in this Section of Yankee Trace being subject to approval by the City Engineer.

Discussion followed relative to the construction of a joint City and Washington Township police/fire facility. Mr. Horn explained how issues have changed from the initial discussions concerning a joint facility and current issues for consideration. Chief Walker outlined how he visioned the initial proposal as an ideal way to cooperate with the Township until issues surfaced such as the Fire EMS Alliance which will permit CareNow to have direct access to the 911, and discussions relative to regional dispatching. He expressed concern with a private, for-profit provider having direct access to the public safety communications network. Chief Walker also expressed concern with the fact that the fire department is unionized and the police department is not; what effect will this have on the police department in the future? He emphasized the importance of the level of services the police department and fire department can jointly provide. Mr. Singer expressed concern with the future of EMS service in our community. Chief Walker explained the concern other area police departments have with the Fire EMS Alliance and 911 situation.

The meeting adjourned to the Washington Township Government Center to discuss with the Washington Township Trustees the joint police/fire facility.

Following the joint meeting, Council reconvened into Work Session for a lengthy discussion concerning issues discussed with the Trustees relative to the joint police/fire facility. Chief Walker stressed the importance for both the police department and the fire department to be philosophically on the same level. He again outlined concerns relative to issues which have recently surfaced concerning CareNOW, the 911 service, and the potential of regional dispatching. The majority of Council concurred that a Lease Agreement be prepared for execution between the City and Washington Township to include no ownership interest, a five year notice for either entity for the first ten years with the CPI index included, followed by three year renewals, costs to be in accordance with the recommendation of Real Estate Advisor Ron Smith.

Mayor Beals will prepare correspondence to the Trustees of Washington Township advising them Council's intent to move forward with the preparation of a Lease Agreement.

Mr. Horn reviewed proposed modifications to the 1994 Development Agreement between the City of Centerville and Great Traditions Land Development Group. He suggested that any revisions to this agreement should be successfully negotiated prior to the passage of the Master Plan for the Community Lifestyle application submitted by Yankee Trace Development, Inc. Frank Leone outlined options to consider relative to the Community Lifestyle requested by Yankee Trace and the elimination of parcels 14 and 15 from the Agreement. Mr. Horn suggested that if it does not cause a problem for Bethany, the Community Lifestyle Master Plan should be tabled following the Public Hearing at the Council Meeting scheduled for December 21, 1998. If there is a problem, the 6.7 acre parcel owned by the City should be pulled.

Approved: _____

Mayor


Marilyn J. McLaughlin
Clerk of Council