

RECORD OF PROCEEDINGS

Minutes of **COUNCIL MEETING**

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held March 24, 1997

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, March 24, 1997 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilmember James Singer and the Pledge of Allegiance to the Flag with Mayor Sally Beals presiding. Councilmembers and City Staff present were as follows:

Deputy Mayor C. Mark Kingseed

Councilmembers James Singer

Brooks Compton

Susan Lienesch

James Reppert

Clerk of Council Marilyn McLaughlin

Assistant Clerk of Council Peggy Whisman

City Manager Gregory Horn

City Planner Steve Feverston

Public Works Director Steve Weaver

Assistant to the City Manager Judith Gilleland

Public Works Director Steve Weaver

Mr. Kingseed moved that Councilmember J. V. Stone be excused from this meeting. Mr. Compton seconded the motion. The motion passed unanimously.

YANKEE TRACE SECTION TEN RECORD PLAN

Mr. Feverston reviewed a Record Plan for Yankee Trace, Section Ten, which provides for the division of a 4.711 acre parcel zoned R-1c, Single-Family Residential, into twelve lots to be located west of Yankee Street and south of Heritage Lake Drive. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council, subject to the following conditions:

1. The minimum building setback to a side lot line shall be 10 feet and 25 feet to the rear lot line. Lots 192 through 196 shall have a minimum building setback of 35 feet from Yankee Street. These recommended setbacks are in accordance to the setback plan approved for this, the Homestead Section, of Yankee Trace.
2. A final grading plan shall be subject to approval by the City Engineer.
3. 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. Reppert moved that the Record Plan for Yankee Trace, Section Ten, be approved as recommended by the Planning Commission including all conditions. Mr. Compton seconded the motion. Mr. Feverston reviewed a recommendation received from City Engineer Norbert Hoffman relative to this Record Plan that approval be accepted upon receipt of the following:

1. Acceptable Subdivider's Agreement.
2. Performance Bond to assure the completion of the public improvements (grading, drainage, curbs, pavement, etc.) In the amount of \$68,000.00 of which no sidewalks were required in this Section.

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3. Inspection Fee in the amount of \$266.00.

Mr. Reppert moved to amend his previous motion to include the recommendations of the City Engineer. Mr. Kingseed seconded the motion. The motion on the amendment to the main motion was passed by unanimous vote. The motion on the main motion as amended was approved unanimously.

PIPER LANDING RECORD PLAN

Mr. Feverston reviewed a Record Plan for Piper Landing, property located east of Bigger Road and north of I-675. The zoning of this 32.095 acre parcel is R-PD, Residential Planned Development. Being created by this Record Plan is one lot for the condominium project currently under construction. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following condition:

1. A stormwater drainage easement shall be added to this plat subject to approval by the City Engineer.

Mr. Kingseed moved that the Record Plan for Piper Landing be approved in accordance with the recommendation of the Planning Commission. Mr. Compton seconded the motion. The motion passed by unanimous vote of City Council.

RESOLUTION NUMBER 25-97 YANKEE TRACE ELECTRIC EASEMENT

Mr. Horn reviewed a proposed Resolution to grant an easement to the Dayton Power & Light Company to provide underground electric service to a future building to be located at the north end of the driving range at The Golf Club at Yankee Trace. Mr. Compton sponsored Resolution Number 25-97, A Resolution Authorizing The City Manager To Grant A Right Of Way And Easement, On Behalf Of The City Of Centerville, To The Dayton Power & Light Company To Install Underground Electric Facilities To Service The Pro Shop At The Golf Club At Yankee Trace, and moved that it be passed. Mr. Kingseed seconded the motion. Upon question of Mr. Singer, Mr. Horn explained the fact that this easement will provide electric service to a future building to be constructed at the north end of the driving range, not the existing pro shop. Mr. Singer moved that the words "pro shop" contained in the Resolution be changed to "future golf academy range facility". Mr. Reppert seconded the motion. The motion passed by unanimous vote of City Council. The motion on the amended Resolution resulted in a unanimous vote.

RESOLUTION NUMBER 26-97 RIGHT OF WAY EASEMENT TO YANKEE TRACE

Mr. Horn reviewed a proposed Resolution to grant an access easement to Yankee Trace Development, Inc. across property owned by the City of Centerville to the James F. Gann, Jr. property. Great Traditions Land and Development Group has an option to purchase a portion of the Gann property but cannot close until access is provided to the property in question. Mr. Reppert sponsored Resolution Number 26-97, A Resolution Authorizing The City Manager To Grant An Easement 60 Feet Wide And Approximately 2024.18 Feet In Length, On Behalf Of The City Of Centerville, To Yankee Trace Development, Inc. To Provide Access To The James F. Gann, Jr. Property, and moved that it be passed. Mr. Compton seconded the motion. The motion passed unanimously.

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RESOLUTION NUMBER 27-97 YANKEE TRACE GAS LIGHTS

Mr. Horn, making reference to a complete review of bids received for Yankee Trace Lighting Improvements-Phase Three by Mr. Weaver, recommended that the low and best bid submitted by Ritter Plumbing Company, Inc. be accepted in the amount of \$101,868.55. He pointed out the fact that some additional lights will probably be added just north of the Hill Property; these lights have not been included in the Special Assessment Financing, but could be put under SAF if agreed to by Great Traditions. If Great Traditions agrees to put additional lights under SAF, additional lights may be added at the unit price contained in the proposal submitted by Ritter. Mr. Singer emphasized the importance of an off/on switch mechanism for these gas lights. Mr. Compton sponsored Resolution Number 27-97, A Resolution Accepting The Bid Submitted By Ritter Plumbing Company, Inc., For Yankee Trace Lighting Improvements Phase-3 For The City Of Centerville, And Authorizing The City Manager To Enter Into An Agreement In Connection Therewith, and moved that it be passed. Mr. Kingseed seconded the motion. The motion passed with five ayes in favor of the motion; Mrs. Lienesch voted no.

RESOLUTION NUMBER 28-97 GRASS MOWING CITY OWNED PROPERTY

Mr. Horn advised that bids were received from three companies for the mowing of grass on thirteen parcels of City owned property. He outlined the advantage of splitting the awarding of bids among these bidders in the event a problem would occur with a provider during the mowing season. Bids received are very near costs in 1996. Contained in the Resolution is the awarding of the bid to the lowest bidder for each particular parcel. Mr. Reppert sponsored Resolution Number 28-97, A Resolution Accepting The Bid Submitted By Todd A. Tangeman, M & S Lawn Service, And Ever-Green Turf And Landscape For The Mowing Of Grass On City Owned Properties Throughout The Community And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mrs. Lienesch seconded the motion. The motion passed by unanimous vote.

RESOLUTION NUMBER 29-97 REFUSE PACKER

Mr. Horn advised that members of City Staff reviewed bids received from two companies for the purchase of a twenty-five cubic yard high compaction refuse packer. Each bidder submitted three bids with different packer bodies. Mr. Horn, in concurrence with Mr. Weaver, recommended acceptance of the bid submitted by Crane Carrier for the purchase of one twenty-five cubic yard Dempster RouteKing II, high compaction, rear loader refuse packer in the amount of \$107,201.00. Mr. Reppert sponsored Resolution Number 29-97, A Resolution Accepting The Bid Submitted By Crane Carrier For A Twenty-Five (25) Cubic Yard Dempster RouteKing II, High Compaction Rear Loader Refuse Packer For The City Of Centerville, And Authorizing The City Manager To Enter Into An Agreement In Connection Therewith, and moved that it be passed. Mr. Compton seconded the motion. The motion passed unanimously.

There being no further business the meeting was adjourned.

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Approved: *Sally D. Bels*
Mayor

ATTEST:

Marie J. Saughel
Clerk of Council