

Centerville City Council
Work Session Meeting
March 15, 1997

TIME: 9:00 A.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers Brooks Compton
Susan Lienesch
James Reppert
J. V. Stone
James Singer
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant to the City Manager Judith Gilleland
Public Work Director Steve Weaver
Municipal Attorney Robert Farquhar

Mr. Horn reviewed for Council a report developed by Camp Dresser & McKee relative to construction sequence and an erosion control plan for the development proposed by Tom Harrigan along the north side of Loop Road and adjacent to I-675, the Centerville Kindergarten Village and the Village South neighborhood. He outlined conversations with Mr. Harrigan relative to his proposed development and the construction of a regional detention basin to provide better drainage control for adjacent properties and properties located on the south side of Loop Road. Mr. Harrigan asked for financial assistance from the City in the amount of \$30,000.00 for construction costs and \$15,000.00 for engineering costs. Mr. Horn recommended that the City cooperate in the amount of \$30,000.00 for construction and \$5,000.00 for engineering. An Agreement has been prepared by Mr. Farquhar to be signed by the owner of the property and the City Manager which includes Mr. Horn's recommendation. In most recent conversations, Mr. Harrigan has advised that he has decided to deed 6 acres to the City of Centerville for the City's construction and maintenance of a regional detention basin. Mr. Weaver pointed out that Mr. Harrigan's previous proposal to construct a middle size detention pond along with his Major Use Special Approval Application was in excess of what he was required to do in accordance with City requirements. Discussion followed relative to water run-off and sanitary sewer problems in the Village South Subdivision over the past 30 years. Mr. Farquhar identified options which Mr. Harrigan will have and potential risk for the City of Centerville if this Application is denied. City Council reviewed five conditions recommended by Mr. Singer for Council's consideration in addition to those already recommended by the Planning Commission. Mrs. Lienesch suggested that additional language be incorporated into item number three to prevent Montgomery County from coming back on the City of Centerville financially for increased storm water volume generated by this proposed development. Mr. Farquhar pointed out that Montgomery County will not commit to hold the City harmless in

writing. Following discussion, Council concurred that language be added to item number three that Montgomery County review the increased storm water volume generated by the proposed development and that Montgomery County properly evaluate potential impact of additional inflow or infiltration into the sanitary sewer system in Village South. Mr. Horn will draft an addendum to item number three to include this provision. Mr. Weaver outlined problems with item number five that a chain link fence at least six feet in height be installed along the entire length of the inward boundary of the buffer strip. During the construction of the fence vegetation would be removed, maintenance would become a problem over the years, and the fence would be an unnecessary cost for Mr. Harrigan. The majority of Council concurred that a chain link fence not be required but that a plastic fence be erected to provide a sight barrier to prevent any intrusion into the 100 foot buffer zone during construction. As a result of additional review of the Agreement prepared by Mr. Farquhar, Council concurred that ownership and maintenance of the detention basin should be addressed. In conclusion, Council concurred that Mr. Horn continue with negotiations with Mr. Harrigan to resolve issues prior to the Public Hearing concerning this matter on March 17, 1997.

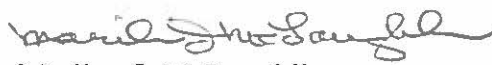
Mr. Reppert left the meeting at this time.

Mr. Horn briefly reviewed an incentive program for the Sales and Banquet Coordinator of Yankee Trace. The program would provide an amount equal to one eighteenth (1/18) of all service charges or gratuities charged. Council concurred with this proposal.

A proposed Memorandum of Understanding between the City of Centerville and Washington Township relative to annexation was briefly reviewed by Mr. Horn.

Mrs. Lienesch left the meeting at this time.

Mayor Beals indicated her displeasure with item number four relative to the detachment of property associated with the recent 29.5 acre annexation, which is located directly east of Washington Church Road. This is a strip of land which is attached to a potential development parcel currently under contract for purchase by Yankee Trace Development. Mr. Horn advised that Yankee Development Group will probably not agree to this detachment. He identified this Memorandum as a good faith agreement. Mr. Compton suggested that this Memorandum include a provision to limit the Township from engaging a facilitator to pursue opposition to cases pending in the City of Centerville.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____

Mayor

