

Centerville City Council  
Work Session Meeting  
March 24, 1997

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor Sally Beals  
Deputy-Mayor C. Mark Kingseed  
Councilmembers James Singer  
Susan Lienesch  
James Reppert  
Brooks Compton  
Clerk of Council Marilyn McLaughlin  
Assistant Clerk of Council Peggy Whisman  
City Manager Gregory Horn  
Assistant to the City Manager Judith Gilleland  
Public Works Director Steve Weaver  
City Planner Steve Feverston

Mr. Feverston review the Record Plan for Yankee Trace, Section Ten, for the development of 4.711 acres of land zoned R-1c, Single-Family Residential, into 12 lots; property 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. Feverston reviewed the Record Plan for Piper Landing; property located east of Bigger Road and north of I-675. The zoning on this 32.095 acre parcel of land is R-PD, Residential Planned Development. This Record Plan creates 1 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. Weaver reviewed the following two bids received for Yankee Trace Lighting Improvements, Phase Three:

Ritter Plumbing, Inc.	\$101,868.55
F. Shell Company (Fishel)	135,181.55

He recommended acceptance of the bid submitted by Ritter Plumbing, Inc., for the installation of gas service along Social Row Road and Yankee Street adjacent to the Yankee Trace Golf Course Development.

Mr. Weaver explained variations in bids received for the mowing of grass on City owned properties. He recommended that parcels included in the Bid Specifications be divided among the three bidders who responded; the three bidders being: Todd A. Tangeman, M & S Lawn Service, and Ever-Green Turf and Landscape.

Mr. Weaver reviewed bids received from two companies for the purchase of a refuse packer for the City of Centerville. Each bidder submitted three bids with different packer bodies. He recommended acceptance of the bid submitted by Crane Carrier for the purchase of a 25 cubic yard Dempster RouteKing II, High-compaction rear loader at a total cost of \$107,201.00. The total cost is less than the amount budgeted for said purchase. Due to the fact that the bid from Crane included no trade-in, the old packer will be placed in this year's equipment auction. The salvage value of this unit is estimated to be \$1,500.00.

Mr. Horn identified concerns expressed by associations relative to the cost for noon luncheon meetings held at the Gallery at Yankee Trace.

Mr. Horn explained a proposal from the Centerville Arts Commission which would provide a memorial to Thomas Stolz in the Leonard E. Stubbs Memorial Park. They proposed engaging the runner up artist from the Bicentennial sculpture program to design a sculpture for location in the park. A \$10,000.00 grant would be applied for over a 2 year period, in addition \$5,000.00 would be paid from the Arts Commission budget and \$5,000.00 from the City's General Fund. The artist would locate in a space to be provided by Cross Pointe so that students could view the artist at work. Following discussion, the majority of Council concurred that the Arts Commission proceed with an application for a grant, that this become a long range activity so that other contributors to the community can be recognized, and that City Officials have veto power in the sculpture selection process.

Mr. Horn advised that a recommendation will be forthcoming soon relative to the preparation of a Needs Assessment and Facilities Study for the Centerville Police

Department.

Discussion followed relative to the Major Use Special Approval Application submitted by Tom Harrigan for the development of property along the north side of Loop Road and south of I-675 and the Village South Subdivision, and options City Council may have to consider for action.

Upon question of Mr. Singer, Mr. Horn advised that the case involving the McCracken House at 59 East Franklin Street, owned by the Centerville United Methodist Church, is set for hearing before Kettering Municipal Court on April 14, 1997. He briefly outlined events which have taken place to reach this end.

Mr. Horn reviewed meetings held recently between City Staff and representatives from the Great Traditions Land and Development Company relative to the Market Research & Feasibility Study concerning Yankee Trace Residential Development prepared by The Whitney Research Group in Fair Oaks, California. In accordance with this report many changes would be necessary to conditions contained in the Agreement between the City of Centerville and Great Traditions.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

Mayor

