

Centerville City Council  
Work Session Meeting  
September 8, 1997

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library  
PRESENT: Mayor Sally Beals  
Deputy-Mayor C. Mark Kingseed  
Councilmembers James Singer  
James Reppert  
Brooks Compton  
J. V. Stone  
Susan Lienesch  
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 Planner Steve Feverston  
Assistant to the City Manager Kelly Fackel

Mr. Feverston reviewed for Council a Record Plan for Section Thirteen of Yankee Trace, for the platting of a 6.14 acre parcel into 18 single family lots and 1 reserve area. The property is located north of Social Row Road, east of Yankee Street, and south of Yankee Trace Drive. Constructed on these lots will be the "villa" style homes. 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 shall be in accordance to the Residential Cluster Development Plan approved by the Planning Commission.
2. Detailed design of the stormwater drainage system for this plat including grading shall be approved by the City Engineer.
3. An earthen mound(s) shall be constructed within Reserve Area AF with the final design 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.
5. In an agreement to be approved by the City Attorney, there will be no vehicular access for lots 243, 246, 247 and 248 to Yankee Trace Drive.
6. Lots 243, 246, 247 and 248 shall have mounding along the frontage to Yankee Trace Drive.

Mrs. Lienesch expressed concern with the mounding on lot 243 as recommended by the Planning Commission in consideration of its proximity to the intersection of Greenskeeper Way and Yankee Trace Drive. Mr. Feverston identified the mounding as being low enough to allow ample visibility for motorists at this intersection.

Chief of Police Steve Walker was present at this meeting to review for Council a need for one additional civilian employee in the Centerville Police Department. He proposed the designation of two police personnel: Staff Services Coordinator and a Police Records/Communications Supervisor. Council concurred with these proposed changes in Police Personnel. The necessary legislation will be prepared for the next Council Meeting.

Mr. Horn reviewed information received from other Municipalities relative to the amount of a purchase which can be made by the City Manager without competitive bidding. He recommended that the bid limit be increased from \$10,000 to \$20,000 or \$25,000. Following discussion, the majority of Council concurred that the limitation be increased to \$20,000 with the stipulation that the City will always attempt to get multiple pricing; in the event this is not possible, a purchase greater than \$15,000 will be brought before City Council by the City Manager for approval.

Discussion followed relative to changes to Council Rules drafted by the Council Rules Committee. Definitions for the Economic Development and Intergovernmental Affairs Council Committees were supplied by Committee Chairman Brooks Compton. Minor changes were made to Article II, Section J.; Article VI, Section A.; Article VII, Sections A., 3.; C., 3., 7.; and Article VIII.

Mr. Horn outlined for City Council a proposed contract between the City of Centerville and the Dayton Power & Light Company for the lighting of streets, roads, lanes, alleys, avenues and public places in the City of Centerville for a period of three years. He outlined options considered during negotiations by members of Gov Tech to obtain a satisfactory contract.

Miss Gilleland reviewed for Council a proposed contract between the City of Centerville and artist Jack Mann for the fabrication and installation of a sculpture in the Leonard E. Stubbs Memorial Park. Upon execution of the contract, the artist will prepare at least two maquettes of the sculpture for City Council's review and approval.

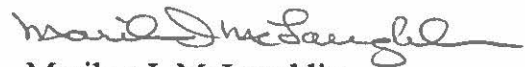
Mrs. Beals announced term expirations for Sister City Committee members Cynthia Montor, Shirley Oglesbee and Ferne Reilich. Council concurred that said reappointments be made.

Following a progress update on the Yankee Trace development, Council concurred that Mr. Horn convey to Great Traditions Land & Development, the City's intent for the dedication of Yankee Trace Drive from its north easternmost extension south from Parcel Number 21.

Following discussion relative to anticipated appeals and issues coming from the Planning Commission to City Council, Council concurred to set a Council Meeting on Monday, October 6, 1997 and again on Monday, October 13, 1997.

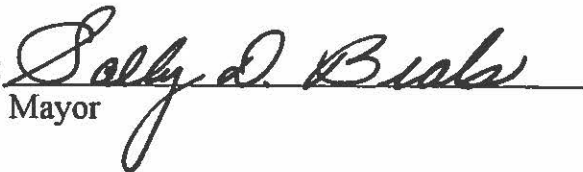
Mr. Horn advised that Washington Township has reported to the City that bids will be solicited within the next two weeks for the reconstruction of Spring Valley Road west from Paragon Road to Yankee Street. Construction should begin during the 1998 spring construction season.

Upon question of Mr. Reppert, Mr. Weaver advised that the traffic signal study is not in final form. According to the report, none of the lights considered warranted a signal at this time.



Marilyn J. McLaughlin  
Clerk of Council

Approved:



Mayor