

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JUNE 14, 1993

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers Mark Beasley
Sally Beals
James Singer
C. Mark Kingseed
Clerk of Council Marilyn McLaughlin
City Manager Gregory Horn
City Planner Alan Schwab
Assistant to the City Manager Judith Gilleland

Mr. Schwab reviewed for Council a Record Plan for Nestle Creek II, Section Three, and located the property on a map. Proposed is the development of 20 single-family residential lots on 7.681 acres of land located on the east side of Bigger Road north of Alexandersville-Bellbrook Road. A common area (detention basin) will be located on the northwest corner of this Section. Gregg Taylor, John G. Black Enterprises, Inc. was present at this meeting to answer any question of City Council. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to Council subject to the following conditions:

1. 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.
2. Erosion control during construction shall be in accordance with the provisions of the City Stormwater Drainage Control Ordinance.
3. An easement shall be required to the retention basin to allow emergency access by the City.
4. The street name "Blue Stream" Court shall be a single word.

Mrs. Beals left the meeting at this time due to a potential conflict of interest in the next agenda item.

Mr. Schwab reviewed a Record Plan for the Washington-Centerville Public Library proposed to be located on the north side of West Spring Valley Road. This is a replat to create 4.302 acres of land into one lot in order to vacate easements within and along interior lot lines and to eliminate interior lot lines that now exist. David Marshall, Lockwood, Jones and Beals, was present at this meeting to answer any questions of Council. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following

condition:

1. All utility easements shown to be vacated on the Record Plan must be approved by any and all utility companies who have existing facilities and/or right of access to those easements before the City enacts legislation vacating the aforementioned easements.

Mrs. Beals returned to the meeting at this time.

Susan Buechler, Property Manager for The Linder Company and Tom McCrate, McCrate Consultants, were present at this meeting to review for Council their request for an amendment to the Site Plan for Cross Pointe Centre. Mr. McCrate defined the traffic pattern that now exists involving the "ring road" within the center. The largest percentage of traffic into the center enter off Alexandersville-Bellbrook Road through the westernmost entrance which increases traffic flow on the roadway in front of the merchants. A confusion exists at the center entrance and easternmost entrance and the ring road. This confusion has been expressed by both consumers and merchants. Proposed is the extension of the center entrance and the easternmost entrance through to the roadway in front of the businesses in the strip portion of the center. Mayor Heintz expressed a desire for a sidewalk to be installed if the proposed reconfiguration is approved. Mr. Schwab outlined his opposition to the proposal from a safety factor. Council concurred that this matter be considered a minor amendment, a matter which can be dealt with during a Council Work Session Meeting. Resulting from additional discussion and considerations, The Linder Company was directed to prepare a plan continuing the center entrance through to the businesses on the strip including a sidewalk from Alexandersville-Bellbrook Road north to the strip for Council's further consideration. The westernmost and easternmost entrances to remain the same as they exist today.

Jim McCutcheon, Chairman of the Centerville Arts Commission, was present to briefly review the summer concert series scheduled in the Leonard E. Stubbs Memorial Park every Thursday and Sunday through September 12, 1993. Council encouraged the Arts Commission to engage a big band (Dayton Philharmonic) to perform at the Amphitheater once during the concert series in the future. Discussion followed relative to methods by which attendance could be increased and concerts have sponsorships.

Mr. Singer left the meeting at this time.

Council briefly discussed meetings attended with the National Trust's National Main Street Center held May 25 and 26, 1993. The City anxiously awaits their report.

Discussed at this time was the future for the Hibberd House located and involving the seventeenth hole on the Yankee Trace Golf Course. Steve Lambert, Golf Course Consultant, advised Council that this house must be moved within two to four weeks in

order for construction of the golf course to proceed on schedule. Following much discussion relative to the preservation and restoration of the house and the preservation and storage of historical amenities inside the house, the majority of Council concurred with the following process:

1. The City to begin immediately to find a mover for the house within the next three weeks, specifically before July 5, 1993.
2. The Centerville Historical Society be informed that the house is free of charge to anyone interested in placing a significant down payment with the City of Centerville for the removal of this house to another location.
3. If a down payment is received, the house be moved to another location by the City, the cost of moving to be born fully by the interested party.
4. The interested party must then move the house within three months to its permanent location, this cost of moving to also be paid for by the involved party.
5. If none of the above happens, items and materials having historical significance may be removed, and must be done prior to July 5. On July 5, 1993 the house must be demolished.
6. The City is willing to listen to other proposals with the clear understanding that the house must be gone from its present location July 5, 1993.

The Montgomery County Solid Waste Management District H.B. 592 Plan was briefly discussed by City Council. Council concurred that legislation be prepared for the adoption of this comprehensive plan for consideration at the next Council Meeting.

Mr. Compton briefed Council on recent events involving Seniors, Inc. He suggested that he take a more active part as a member of the Board of Trustees. He recommended that the City not have representation on the Facilities Committee but that he continue as a member of the Long Range Planning Committee.

Mr. Beasley left the meeting at this time.

Mrs. McLaughlin advised that the term of Mary Ann Gasior will soon expire as a member of the Centerville Arts Commission. Council concurred that Mrs. Gasior be appointed to an additional term.


Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor


Shirley F. Hermitz
Mayor