

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
MAY 11, 1992

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers C. Mark Kingseed
Mark Beasley
Sally Beals
J. V. Stone
James Singer
Clerk of Council Marilyn McLaughlin
Assistant City Manager Michael Haverland
Director of Recreational Services James Reppert
Assistant to the City Manager Judith Gilleland

Mr. Ron Helms, Chairman of the Sister City Committee, reviewed for Council activities of the Committee, and plans for the Sister City Waterloo, Ontario Canada visit to Centerville over the weekend of July 4, 1992.

Mr. Compton reviewed minor changes made to the Agreement between the City of Centerville and Gregory B. Horn as City Manager for the City of Centerville.

Mr. Haverland reviewed the Record Plan for Nestle Creek, Section Eight, the last section of the Nestle Creek One subdivision, located east of Bigger Road and north of Alexandersville-Bellbrook Road. Proposed is the division of 11.973 acres of land, zoned R-1c, single-family residential, into 17 lots. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council subject to the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and or detention and erosion control during construction shall be approved by the City Engineer.
2. 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.

Bryan Choi and Brian Smith, Architects Associated, were present at this meeting to discuss with Council four floor plan and elevation schemes for the Yankee Trace Clubhouse. Following discussion on each of the four schemes presented, the majority of Council concurred to reject scheme "C" from consideration. Mr. Choi will redevelop schemes for one and two story structures incorporating suggestions and concerns expressed by Council during this Meeting. Some of the concerns are listed below:
Incorporate more balcony space.

Relocate service area to a more remote location.

Provide entrance into locker areas from the exterior of the building.

Provide convenient drop area of golf clubs.

Redesign vestibule area to avoid golfers with spikes from passing through area.

Mr. Choi also outlined two Site Plans for Council's future consideration. Council concurred that the May 18, 1992 Work Session Meeting begin at 6:00 P.M. to consider new schemes developed by Mr. Choi.

Mr. Compton, speaking as Chairman of the Mayor's Committee to Study Intergovernmental Issues, reviewed recommendations resulting from studies made by the Committee. Following discussion, minor changes were made to these recommendations. These will be revised and the report of the Committee will be an Agenda item for the May 18, 1992 Council Meeting.

Mr. Haverland reviewed bids received for the purchase of two marked police cruisers and one utility vehicle for the City of Centerville. He outlined the recommendation of the Chief of Police to accept the low and best bids submitted by Stenger's Ford, Inc for the marked police cruisers and the State bid from Classic Chevrolet for the purchase of the utility vehicle.

Mr. Haverland brought attention to the following important dates:

May 14, 1992 - City of Centerville, Case Z-551. Zone change of approximately 471 acres along Yankee Street from R-4, PD-R (single-family) and A-1 (agricultural) to PD-R (Planned Development Residential one stage and Planned Development Residential two stage) will be heard by the Montgomery County Planning Commission.

May 19, 1992 - City of Centerville, Case Z-551 will be heard by the Washington Township Board of Zoning Commission.

May 26, 1992 - Hearing before the Board of County Commissioners, Montgomery County relative to the annexation of 82.765 acres in Washington Township to the City of Centerville.

Mrs. Beals reported on the success of the Benham's Grove Show House held April 25 through May 10, 1992. Between 9,000 and 10,000 people viewed the Gerber House and surroundings. Mrs. Beals asked for authorization to expend approximately \$30,000.00 or less for the purchase of window treatments and furnishings. Mrs. Beals will continue to negotiate for the lowest price possible. Council concurred with Mrs. Beal's proposal.

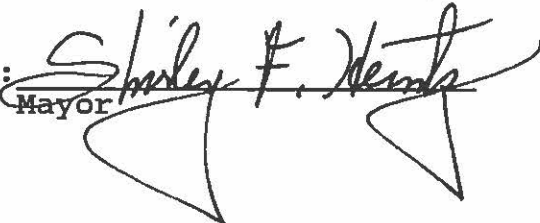
Mrs. McLaughlin announced the expiration of terms for Mr. Scot Stone and Mr. Bernard Samples as Members of the City Planning Commission. Council concurred that Mr. Stone be appointed to serve another four year term. The appointment of Mr. Samples will be reviewed during a future Council Work Session Meeting.

Mr. Beasley suggested that street lighting be put in place along North Main Street while sidewalk is being constructed in the area of the Routsong Funeral Home. Mr. Haverland will further research this possibility.

Mayor Heintz asked for financial assistance from the City of Centerville for the Drug Attack Program serving the Centerville-Washington Township Community. Council concurred to authorize this expenditure up to \$5,000.00.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor