

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JULY 11, 1988

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

PRESENT: Mayor Shirley Heintz
Councilmembers J. V. Stone
Brooks Compton
Sally Beals
Bernard Samples
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Stephen King

Mr. Kenning reviewed a Preliminary Plan for Park Place, a development proposed for 4.3996 acres of land, zoned R-1c, located on the south side of Centerville Station Road, adjacent to Forest Field Park. The development will include 7, 20,000 square foot lots, and parkland dedication is required. The Planning Commission, by unanimous vote, recommended approval of this Preliminary Plan to City Council, subject to the following conditions:

1. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Centerville Station Road shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and includes a temporary sidewalk. The design of these temporary improvements shall be subject to the approval by the City Engineer. The monetary difference between the full width improvement and the temporary improvements shall be placed in escrow with the City to be used for the future widening of Centerville Station Road.

2. A sidewalk shall be constructed on both sides of Park Place.

3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

4. A street name for the cul-de-sac shall be subject to approval by the Planning Department. The name Park Place is unacceptable.

5. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.

6. In lieu of completion of the required improvements prior to 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.

7. Prior to the signing of the Record Plan by the City, the developer shall pay a fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, the City

Parkland Dedication Ordinance.

Upon question of Mrs. Beals, Mr. Kenning advised that for safety reasons, it is not advisable to widen Centerville Station Road in front of the subject property at the present time.

Mr. Kenning advised that the issuance of auto license tags will begin within 60 to 90 days in the building to the rear of the Centerville Municipal Building.

Mr. Kenning announced the completion of the City's Audit by the State Examiner. The City will receive an excellent Report, no findings have been made.

A review of the expenses relative to the Americana Ball held July 2, 1988 took place among Council Members. Council concurred that the difference be paid by the City of Centerville, that being those expenditures resulting from attendance of the Sister City visitors from Bad Zwischenahn, West Germany and Waterloo, Ontario Canada.

Mr. Kenning advised that application has been made for Federal Aid funding to Miami Valley Regional Planning Commission, through the Transportation Committee to resurface Clyo Road from Franklin Street north to Alexandersville-Bellbrook Road, and the closed loop traffic signal interconnect system for Main Street, Franklin Street and Alexandersville-Bellbrook Road.

Council briefly discussed a property maintenance condition at 35 Weller Avenue in Centerville. Property maintenance is beginning to take place at this location. Mayor Heintz proposed several amendments and/or additions to the Property Maintenance Ordinance to assure that like conditions do not occur again. Upon suggestion of City Council, Mayor Heintz will list these suggestions for consideration at a later date.

Mr. Kenning reviewed an opinion rendered by Municipal Attorney Robert Farquhar concerning the City's liability for persons injured because of defects on public sidewalks. Mr. Kenning stated his concurrence with the City's present policy concerning the installation of sidewalks and liability being that of the adjacent property owner. A system will be developed to notify property owners of their liability when a sidewalk is installed and to inform them of their maintenance responsibility.

City Council indicated no objection to the issuance of a D1 and D2 Liquor Permit for H & N Enterprises, Inc., DBA Truffles Cafe & Catering, 175 East Alexandersville-Bellbrook Road, Suite 212.

Mayor Heintz briefed City Council on a Meeting recently held with Thomas Stolz involving the 14 acres of land located behind the present South Suburban Y building on State Route 725; the possibility of deeding it to a Joint Recreation District was proposed by Mr. Stolz. Mr. Kenning suggested and Council

concluded that Mayor Heintz discuss the feasibility of a Joint Recreation District with Mr. Tom Poulton, President of the Centerville City School Board before taking the matter before the entire Board of Education.

Marilyn J. McLaughlin
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Clerk of Council

Approved: *Shirley F. Heintz*
Mayor