

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
AUGUST 1, 1988

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor James Singer
Councilmembers Brooks Compton
Sally Beals
Bernard Samples
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Stephen King
City Planner Alan Schwab

Mr. Kenning advised Council that John G. Black Communities, Inc., while cleaning out some underbrush in Deer Run has caused concern for residents in Whispering Oaks. At the time the Conditional Use Request for Deer Run was approved by Council, a condition of approval was that "The wooded area along the abandoned railroad right-of-way, at least 33 feet in width, shall not be disturbed". Mr. Schwab located the subject property on a map, the railroad right-of-way, and that area disturbed by the developer. Mr. Gregg Taylor, representing the developer, defined on slides that grading which has been done in order to provide for a detention pond to serve Deer Run. No trees have been removed to the east of the centerline of the railroad right-of-way (Whispering Oaks side), just underbrush. Trees and underbrush have been removed west of the centerline in order to clear the area for the detention pond. All clearing work has been completed along the abandoned railroad right-of-way, however, the railroad bed will continue to be disturbed in order to put in place the drainage system for the completion of Deer Run. Discussion followed with Mr. Arthur Foland, Whispering Oaks resident representing the Whispering Oaks Condominium Association, concerning what will be acceptable to the concerned residents. Mr. Gregg Taylor agreed to work with Mr. Foland to provide vegetation on the bank which has been disturbed to the east of the railroad right-of-way at the time that the drainage system is complete. Mr. Compton moved that Council approve a minor amendment to a Special Approval for John G. Black Communities, Inc. to allow a detention basin and utilities to be located within the former railroad right-of-way land between Deer Run and Whispering Oaks, with some of that work permitted within the 33 feet of the former railroad right-of-way as long as the following steps are complied with:

1. No more removal of vegetation will take place on the bank along the east side of the railroad right-of-way (Whispering Oaks side). Deer Run is required to present to the City of Centerville specific grading plans for the detention basin area, which may include grading in the area where vegetation has been

removed on the eastern bank; said grading plans to be approved by the City Engineer. Deer Run is also required to present to the City a landscape plan for the eastern bank where vegetation has been removed; this landscape plan to be approved by the City Planner with input from the Whispering Oaks Condominium Association before approval is given.

2. In the railroad bed area to its long extension, trenching will be permitted in order to install utility lines to the Deer Run development, that area to be returned to its former condition, including landscaping with at least grass. No vegetation along the existing bank shall be disturbed as part of the trenching work. Mr. Siler seconded the motion. The motion passed unanimously.

Mr. Kenning informed City Council that Centerville's share of Local Government Funds for 1989 will be \$278,012.00.


Mr. Kenning announced the issuance of Auto License Tags and some Title work now available at the building leased by the State of Ohio to the rear of the Centerville Municipal Building.

Mr. Kenning advised that a Contract is near complete for the restoration of streets cuts made by Montgomery County in the City of Centerville. Ratification of said Contract should be ready for Council action on August 15, 1988.

Discussion followed relative to the maintenance of trees in the public right-of-way. The majority of Council concurred that an Administrative Policy be issued to provide for this maintenance to be performed by the City of Centerville.

Mr. Kenning briefly reviewed the summary prepared by the Fire Task Force established by the Washington Township Trustees, to determine specific goals for future fire service delivery to Centerville and Washington Township residents.

Mr. Kenning explained the fact that if Final Engineering began now for the Whipp Road Improvement Project, perhaps improvements could take place in 1991. If this Project follows the normal process, completion will not take place until 1993 and will cost an additional \$7,000.00. The majority of Council concurred to proceed with this Project at the present time.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor