

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JULY 27, 1987

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers James Singer
Bernard Samples
Charles Taylor
J. V. Stone
City Manager Darryl Kenning
Administrative Assistant Stephen King
Chief of Police William Lickert
City Planner Alan Schwab

Former Manager, Mr. Tim Wabler, of the Dayton Power and Light Company, Centerville Center, introduced to Council his replacement Mr. Bill Mercer. The Centerville Service Center is fully operational, an Open House will be held August 26, 1987; Mr. Mercer extended an invitation to Council to tour this new facility. The Centerville Center, being the largest facility of its kind, serves approximately 32,000 customers and adds approximately 150 new customers monthly. Upon question of Mr. Singer, Mr. Mercer advised that lines in the Architectural Preservation District could be placed underground, however, this is no simple task. Council concurred to discuss this matter further at a later date.

Police Chief Lickert reviewed for Council a recent accident involving a Volvo Cruiser and an RTA bus. Extensive damage was eliminated to the cruiser due to its collapsible bumper. The high-rise head rest eliminated neck injury to the driver.

Chief Lickert advised that thefts are up, especially in the Cross Pointe Center. He believes that I-675 is definitely a factor.

Mr. Kenning advised that an overpayment of approximately \$29,000.00 for improvements to Clyo Road was made to the City by property owners affected by the improvement project. Reimbursements will range from \$8,700.00 to \$4,100.00. Mr. Taylor suggested that reimbursement checks indicate a principle and interest rate amount on each check indicating an advantage for prepayment.

Mr. Schwab reviewed three issues Mr. Charles Simms raised regarding parkland dedication/fee-in-lieu during review of his project, Cedar Cove, the first multi-family development affected by the new Parkland Dedication Ordinance:

1. The Ordinance requires a fee based on an appraisal value of multi-family land for this development. Mr. Simms objected to

the fee being based on multi-family zoned land since the Centerville-Washington Park District has no plans to acquire multi-zoned land, the Park District would be collecting fees at multi-family zoned land rates and be purchasing single-family zoned land. Mr. Schwab pointed out the fact that multi-family developments are granted up to one half credit of their parkland requirement if private open space is included in their project. The Park District proposes to purchase additional land in the area of St. Leonards with a zoning classification of R-PD.

2. Mr. Simms felt that land values should be established at the beginning of each year to enable developers to know what their costs will be at the beginning of a project. Mr. Schwab advised that problems could occur should reevaluations be made prior to the filing of a new project, then the developer would question why fees might increase at that particular time. He recommended no change to the Ordinance at this time, if modifications are found necessary as projects are developed, the Ordinance could be changed at that time.

3. Mr. Simms felt that the Ordinance was unclear as to when the fees must be paid. Mr. Schwab pointed out the fact that this information is contained in the Parkland Dedication Ordinance.

Following further discussion, the majority of Council concurred that the Ordinance has not been tested at this point in time and that no modifications should be made. Mr. Schwab will prepare a memo explaining the City's position concerning this Ordinance. The Parkland Dedication Ordinance will be further reviewed with Mr. Simms.

Mr. Kenning advised Council that the opportunity exists to place an additional \$5.00 permissive tax on automobile license fees. This money would be split between the City and the County in equal amounts. This tax would provide an additional \$60,000.00 to \$70,000.00 in funds to be used for roadway improvements. The City has until September 30, 1987 to respond to this opportunity. The majority of Council concurred not to add additional tax at this time.

Mr. Kenning reviewed for Council two suits being brought against the City of Centerville:

1. United States Environmental Protection Agency - claiming that the City may have generated and/or transported hazardous substances that were disposed at the Sanitary Landfill Site.

2. RCK Investments (Marion's Pizza) - restricted access to the facility on North Main Street. The access point has become a problem with the development of the doctor's office located directly north of Marion's Pizza. The City has attempted to make a workable solution to the problem.

Mr. Kenning announced the employment of Mr. Norbert Hoffman as Assistant City Engineer for the City of Centerville. Mr. Hoffman will begin employment on August 3, 1987.

Marilyn J. McLaughlin
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Clerk of Council

Approved: *Shirley F. Heintz*
Mayor