

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
JULY 22, 1985

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Shirley Heintz
Deputy-Mayor Charles Taylor
Councilmembers Brooks Compton
J. V. Stone
Bernard Samples
James Singer
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Assistant City Manager Jon Bormet
City Planner Alan Schwab

Volunteer Coordinator Jean Tarr reviewed for Council the success of the CIVIC volunteer program in the City of Centerville. Being planned for the fall of 1985 is a CIVIC volunteer recognition program. The volunteer program continues to grow at the rate of one per month. Mrs. Tarr's goal is a slow steady growth of volunteerism in the City of Centerville.

Mr. Anderson Moore, T & T Tool Inc., reviewed his plans to move his tool and die and precision machining company from North Dayton to the City of Centerville, proposed location being 99 Compark Road. Mr. Moor will incur great expense to ready the building for his company's occupancy. To offset this burden on his small business, he requested a tax abatement of 50% roll back in property taxes for a period of five years. Mayor Heintz explained the fact that Tax Abatement is only available in the Architectural Preservation District, it does not extend to other areas of the City of Centerville, additional legislation would be necessary in order to make this available. Discussion followed relative to the effect that property tax abatement would have on the school system and Montgomery County, a very small portion of the property tax actually goes to the City of Centerville. Mr. Taylor suggested that Council, during a future Work Session Meeting, discuss the possibility of tax relief for companies locating in Centerville and needing financial assistance, in the form of City income tax abatement rather than property tax abatement.

Mr. Schwab reviewed the Rezoning Request filed by Oxford Development Enterprises, Inc. for property located north of Alexandersville-Bellbrook Road and west of the Clyo Road extension. Requested change is for 67.773 acres from I-1 zone classification to E-C zone classification. The area in question has been viewed as a very difficult area to develop in the Comprehensive Plan for Centerville. As recommended by the City Staff, the Planning Commission, by unanimous vote, recommended approval to City Council of this Rezoning based upon the following:

1. The steep slopes and wooded areas covering a large portion of this land severely limit the potential of this land to be developed industrially.
2. The adjacent railroad has been abandoned which was a major factor in the industrial zoning of this land.
3. Large tracts of vacant industrially zoned land exist within the City.
4. The Entrance Corridor zoning classification would permit more flexibility and control in the development of this unique parcel of land.

Mr. Schwab reviewed the Conditional Use Request filed by Oxford Development Enterprises, Inc. for Steeplechase, a 358 unit apartment complex on 44.75 acres of land. The 44.75 acres of land being the northern portion of the 67.773 acres included in the Rezoning. Proposed is the construction of one and two bedroom apartments, some garages and carports. Access to this development will be from the Clio Road extension. As recommended by the City Staff, the Planning Commission recommended approval of this Conditional Use, by unanimous vote, subject to the following conditions:

1. Sixty feet of right-of-way from the centerline of Alexandersville-Bellbrook Road across the front of the property shall be dedicated to the City.
2. The main entrance drive from Clio Road to the turnaround adjacent to Alexandersville-Bellbrook Road shall be a public dedicated street with sidewalks on both sides of the street and built in accordance with the City Subdivision Regulations.
3. Walkways shall be added to both sides of the main entrance drive to the apartment complex and shall link together all the internal sidewalks within the complex. The design of these additional walkways shall be subject to the approval of the City Planner.
4. Landscape screening shall be required along the east property line north of Clio Road adjacent to the industrially zone land. The design for this screening shall be subject to the approval of the City Planner.
5. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.
6. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.

Following discussion, it was concluded that the public street should extend to the south edge of this development. This will be resolved by Mr. Schwab with the developer. Mr. Schwab defined the overall density of this project to be eight units per acre.

Mr. Kenning reviewed for Council a Memo from Assistant Jon Bormet detailing a finding in the State Code that the City of Centerville must recognize prior service of an employee with any political subdivision of the State when computing vacation leave. This is required despite a City's status as a charter City. It is now necessary for the City of Centerville to recognize prior public employment of some employees of the City. Mr. Bormet recommended that the City go back six years, this being the civil statute of limitations. Mr. Taylor suggested that in order to satisfy this requirement, the Personnel Ordinance be amended to provide for additional accrued vacation leave with certain restrictions. This matter will be further reviewed with the Municipal Attorney and the necessary legislation prepared for Council's consideration.

It was concluded by the majority of Council that a response be sent to a letter of Mr. Wesley Wells, in reference to the City's purchase of two volvos, by the City Manager.

Marilyn J. McLaughlin
Clerk of Council

Approved: _____
Mayor