

RESOLUTION NO. 33-05
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCILMEMBER Robert Corbin ON THE
15th DAY OF August, 2005.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SUPPLEMENT TO AN AGREEMENT BETWEEN THE CITY OF CENTERVILLE AND AMERICAN COMMUNITIES PARTNERSHIP, LTD. FOR PROFESSIONAL SERVICES.

WHEREAS, The City of Centerville, Ohio and Washington Township, Montgomery County, Ohio, agreed to enter into an Agreement on the first day of October, 2002, for Special Services with American Communities Partnership, LTD. (ACP) for the development of a Joint Long Range Comprehensive Plan for the entire community, and

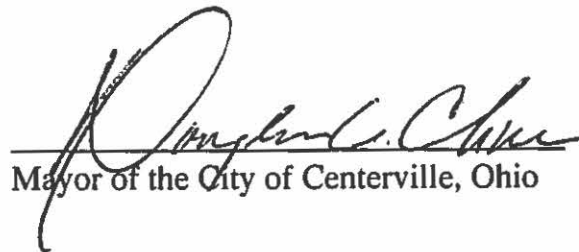
WHEREAS, A supplement to this Agreement is necessary for additional services as outlined in the attached Memorandum to assist the City of Centerville to revise current development regulations in light of the recently adopted Community Plan, and

WHEREAS, The fee for these additional services needs to be increased by \$85,000.00 (eighty five thousand dollars) to cover items listed in the Memorandum.


NOW THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

Section 1. That the City Manager be and is hereby authorized to enter into a supplement to an Agreement dated the first day of October, 2002, between the City of Centerville, Washington Township and American Communities Partnership, LTD. (ACP) for the development of a Joint Long Range Comprehensive Plan for the entire community, a copy of said Supplement is attached hereto and marked as Exhibit "A".

PASSED this 15th day of August, 2005.

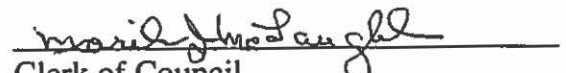

Mayor of the City of Centerville, Ohio

ATTEST:


Clerk of Council, City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of the Council of the City of Centerville, Ohio, hereby certifies that the foregoing is a true and correct copy of Resolution Number 33-05, passed by the Council of the City of Centerville, Ohio, on the 15th day of August, 2005.


Clerk of Council

Approved as to form, consistency
with existing Ordinances, the Charter
and Constitutional Provisions.

Department of Law
Scott A. Liberman
Municipal Attorney

American Communities Partnership, Ltd.

**PROFESSIONAL SERVICES
SUPPLEMENT**

In accordance with the AGREEMENT made the 1st day of October, 2002, between the City of Centerville, Ohio and Washington Township (hereinafter referred to as the "Principals") and American Communities Partnership, Ltd. (hereinafter referred to as the "Consultant"), authorization is given to proceed with the revised scope of basic services as follows:

Provide additional services as outlined in the attached Memorandum (dated the 13th day of July, 2005) to assist one of the Principals (the City of Centerville) revise current development regulations in light of the recently adopted Community Plan.

The following adjustment will be made to compensation:

Increase professional fee compensation by \$85,000.00 (Eighty-Five Thousand Dollars) for professional fees and expenses.

This Amendment shall become effective as of the ____ day of _____ 2005, and shall continue until the Consultant's Services are complete or the agreement is suspended or terminated in accordance with the AGREEMENT. All other terms of the AGREEMENT remain effective.

SUBMITTED BY:

PRINCIPALS

**AMERICAN COMMUNITIES
PARTNERSHIP, LTD.**

City of Centerville

(Signature)

(Signature)

(Printed Name and Title)

Jamie A. Greene, Manager, Principal



MEMORANDUM

DATE: July 13, 2005 **PAGES:** 2

TO: Greg Horn
City Manager
City of Centerville, Ohio

FROM: Kim C. Littleton, AICP

RE: Proposed Scope / Zoning Code Revisions / Community Plan /
Centerville & Washington Township

A. Weinstein
J. Greene
ACP Files

We appreciate the opportunity to submit a scope of services to prepare a Unified Development Ordinance for the City of Centerville. This revision will be undertaken by ACP in conjunction with Professor Alan Weinstein and will be based on the Community Plan and the previously completed assessment prepared in November of 2004. It includes the following tasks:

PHASE 1

I. Finalize Scope

ACP will work with the Staff to refine the scope, including scheduling meeting dates, assigning responsibilities and setting up a project management protocol.

II. Select Review Group

The City will select a group made up of elected officials and zoning board/commission representatives, plus design professionals (engineering, landscape architecture, planning, building, etc.). Approximately 12 to 15 persons is a manageable size.

III. Establish Working Objectives (Review Group Meeting 1)

ACP will review the assessment that was prepared in November 2004 with the Review Group. Based on the Comprehensive Plan and the assessment, ACP will create a set of strawman objectives. ACP will meet to discuss the objectives with the Staff and the Review Group.

IV. Draft Outline (Review Group Meeting 2)

ACP will prepare a draft outline of the new UDO for review. ACP will meet to discuss the draft outline of each district with the Staff and the Review Group.

PHASE 2:

V. Draft Regulations

ACP will prepare a draft set of regulations that include the agreed on revisions and the new commercial and conservation zoning districts.

VI. Review and Revise Draft (Review Group Meetings 3-9)

ACP will conduct up to two meetings with the Staff and up to four meetings with the Review Group to review the draft district regulations.

VII. Revise and Prepare Final Draft (Review Group Meetings 10-11)

ACP will prepare a final draft of district regulations and conduct one meeting with Staff and one meeting with the review group.

VIII. Prepare Final Regulations

ACP will revise and draft a final set of regulations for the community review and adoption process. ACP will provide a digital copy of the regulations in Word format and 25 hard copies.

PHASE 3:

XIV. Adoption (Optional)

A final draft will be presented to the community for review. The adoption process will begin with review and recommendation by the Planning Commission and review and adoption by the City Trustees.

The work outlined above will be completed in 11 months and will involve up to 12 trips. The anticipated cost is \$85,000.00, inclusive of travel expenses. If acceptable, we could prepare a simple amendment to the existing comprehensive plan contract.

We look forward to helping you with this vital step toward implementing the Community Plan. Please contact me with any questions at 614/586-1500. Thank you.

PHASES & TASKS	2005						2006					
	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
Phase 1:												
1.1 Finalize Scope	█											
1.2 Establish Working Objectives (Meeting 1)	█											
1.3 Draft Outline (Meeting 2)		█										
Phase 2:												
2.1 Draft Regulations		█	█									
2.2 Review and Revise (Meetings 3-9)			█	█	█	█	█	█				
2.3 Revise and Prepare Final Draft (Meetings 10-11)								█	█	█		
2.4 Prepare Final Regulations										█	█	
Phase 3:												
3.1 Adoption (Meetings 12-14 - Optional)												➔