

Centerville City Council
Work Session Meeting
September 11, 2006

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Deputy-Mayor Douglas Cline
Councilmembers: Brooks Compton
Robert Corbin
Susan Lienesch
James Singer
Clerk of Council Debra James
Acting City Manager Mark Schlagheck
Public Works Director Robert James
City Engineer Douglas Spitler
Assistant to the City Manager Jennifer Wilder

Resident Phil Whittaker

Deputy-Mayor Doug Cline presided over this meeting as Mayor Kingseed is on extended medical leave.

Mr. Schlagheck reported that a Complaint has been filed against the City by the Sugarcreek Township Trustees. Mr. Cline said that he is disappointed that this is the way it was handled. The City has had several meetings with Sugarcreek Township representatives in good faith trying to work out annexation issues. Mr. Corbin voiced concerns about the Dille property being developed. He feels that there is a glut of available office and retail space in the area. Discussion followed and the one dynamic is the Miami Valley Hospital - it would counter some of his concerns. Mr. Corbin's apprehension is that things are not moving right now.

Ms. Patti Vore, Vice President and founder of the Dayton Lacrosse Club wanted to speak to Council regarding the use of Stubbs Park as a home field. It was explained that Stubbs Park was developed by the City to address passive, unstructured recreational needs. Mrs. Lienesch suggested that Ms. Vore may want to attend a Board Meeting of the Centerville-Washington Park District Board to try and find a field that could be reserved for their teams.

Mr. James gave an update regarding the Public Works Facility. The City received six proposals from construction management firms on June 30, 2006. The Selection Committee is comprised of Greg Horn, City Manager; Mark Schlagheck, Finance Director; Doug Filaseta, Chief Building Inspector; Kenny Peters, Public Works Supervisor; Werner Boehm, Master Mechanic and Rob James, Public Works Director. Interviews were conducted during the week of August 14th. It is Staff's recommendation to award the Construction Manager contract to Danis Building Construction Co. at the City Council Meeting on September 18th. An AIA Document (standard form of agreement between owner and construction manager) would be utilized.

Mr. Schlagheck reviewed for Council a request from Great Traditions regarding Lot #380, Section 21-A located at 1591 Old Haley Drive (which is the lot in the neo-traditional area of Yankee Trace). Residents continue to be opposed to the building of a home on this small lot and have been trying to work out an agreement with the Homeowners Association and Great Traditions. GT has agreed to reduce the price of the lot 50% for a total price of \$26,000.00. The Homeowners Association has agreed to pay that amount to GT. Great Traditions will pay the remainder of the special assessment financing due on this lot. GT has asked the City to split the fee of \$10,293.00 that would be owed to the City when this lot was purchased. Mrs. Lienesch expressed her concern that it is taxpayers dollars that the City would be forfeiting, however, Council agreed to the \$5,147.00 payment.

Council voted Jim Singer as the Temporary Chairman in the event of the Mayor's and Deputy-Mayor's absence. A motion will need to be taken at the Council Meeting on Monday, September 18th.

Council concurred to the \$1,000.00 request to the Centerville Washington Diversity Council.

Mr. Cline and Mr. Horn had met with Sugarcreek Township representatives on September 6, 2006 and Sugarcreek Township provided the City with a counter proposal concerning a CEDA. Mr. Schlagheck presented the financial impact based on this counter proposal. Mr. Cline reported that he and Mr. Horn are tentatively scheduled to meet with Sugarcreek Township representatives the week of September 18th.

Mr. Schlagheck mentioned that he had received a phone call from a resident in the Pleasant Hill area (near the Rod and Reel Club). The resident complained that the pond had a very strong odor. Last year it was determined that the odor was coming from algae in the pond. This issue has been ongoing for the last two years. Council believes there needs to be a response to the neighboring residents. Efforts will continue to try and work with the Rod and Reel Club to remedy this situation.

Mr. Cline advised that Mr. John Miller, Superintendent at Yankee Trace, will be brought in to make a presentation to Council regarding ash trees at the golf course and in this area with regard to the issue of the Emerald Ash Borer. Mr. Mike Engler, City Horticulturist, will be asked to come as well.

Mr. Compton announced the next Unified Development Ordinance meeting is scheduled for Wednesday, September 20th at 6:30 p.m.

Approved


Douglas C. Cline, Deputy Mayor


Debra A. James
Clerk of Council