

Centerville City Council
Work Session Meeting
April 9, 2001

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers: Susan Lienesch
C. Mark Kingseed
Roger Krass
Douglas Cline
Paul Gresham
Assistant to the Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
City Planner Steve Feverston
Finance Director Mark Schlagheck
Assistant to the City Manager Jesse Lightle

Bob Cramer, Bank One Capital Corp was present at this meeting to review for Council advance refunding of bonds. Bank One Capital Corp has provided underwriting systems for the City of Centerville's five Special Assessment Financing (SAF) bond issues for Yankee Trace. When the bonds were underwritten they were structured in such a way that they could be refinanced. Mr. Cramer outlined two ways to refinance outstanding bonds. Current refunding permits the City to sell bonds within 90 days of the first call date. Advanced refunding permits the City to sell new bonds more than 90 days ahead of the first call date. He outlined advantages to the City with advanced refunding. Mr. Cramer pointed out that the City can advance refunding bonds only once; the risk is that rates may fall even further at some point in the future. However, waiting risks lose the potential savings should rates rise. He suggested that the City prepare for refunding, if the market does not cooperate, don't move forward; if the market becomes stable, move forward with refunding. Council concurred to proceed as recommended by Mr. Cramer.

Mr. Feverston reviewed a Replat Record Plan for Yankee Trace, Section Ten. He located the property on a map being situated west of Yankee Trace Drive on Tibbals Court. The purpose of the replat is to combine lots 195 and 196 at the end of the cul-de-sac of Tibbals Court into one lot to provide for the construction of a larger home. This Record Plan will be considered by the Planning Commission during their April 10, 2001 meeting.

Mr. Horn updated Council on the following issues:

On April 17, 2001, bids are due and will be opened for the expansion of The Golf Club at Yankee Trace. If bids are received in good shape it may be necessary for Council to meet in a Special Session to award the bid. The specifications have been changed to eliminate the sewer line on new golf hole number 8.

A memo prepared by Mr. Schlagheck relative to Estate Taxes received by the City of Centerville over previous years was briefly reviewed.

Municipal Attorney Robert Farquhar has filed another appeal with the Public Employees Retirement System (PERS), claiming employment with the City of Centerville since 1969. The result of this appeal could have a substantial financial impact upon the City.

The construction of the new Centerville Police facility is proceeding well. Mr. Horn outlined a few issues to be further discussed by City Council.

Public Works Director is in and out of the hospital for chemotherapy treatments.

Donald Hill will be leaving the end of April. Miss Gilleland will act as interim Public Works Director in the absence of Mr. Weaver.

Mayor Beals provided Council with a copy of her testimony presented during a hearing before the House Local Government and Townships Committee on Wednesday, April 4, 2001 in opposition to Senate Bill 5, the annexation bill. There was much confusion during this hearing. She outlined some concerns with a new bill relative to Cities succeeding from the Township and costs involved. Mayor Beals advised that she would be attending a meeting relative to Estate Tax on Wednesday, April 11, 2001.

Dr. Gresham reviewed a phone call he received from a resident suggesting that the City release the moratorium on the erection of garage sale signs the weekend before Operation Clean Sweep in the City of Centerville. Perhaps while residents are cleaning out, some items could be sold at a garage sale rather than placing them for pick-up by the City of Centerville. Mayor Beals outlined programs at the Montgomery County South Incinerator in which reusable items are received and made available to people in need, and for the appropriate disposition of hazardous waste. Discussion followed relative to a community garage sale weekend. Mr. Horn explained how these are conducted in other Municipalities. Council concurred that a community garage sale be pursued for sometime in August with adequate publication. Perhaps in the year 2002, a community garage sale could be conducted just prior to Operation Clean Sweep.

Mr. Feverston reviewed the Residential Cluster Development Plan for Yankee Trace, Parcels 26, 27, 28, 29 and 30 located west of Paragon Road. This Plan includes the Erpenbeck product as well as other attached housing. Mr. Feverston located the subject property on a map and explained the design of buildings to be constructed. The Planning Commission is concerned with the following and has asked for direction from City Council:

1. Elimination of straight row of houses down the street.
2. Diversity in exterior materials used on buildings.
3. Should scrub trees be removed or saved.
4. Should the reserve area be used as a park or should it be the location of a swimming pool and activity area.

Mr. Horn stressed the need for a decent size swimming pool for this area of Yankee Trace. Great Traditions should commit to this investment. Council concurred that there is a need for a decent size pool to serve the residents in this area, and that there be some diversity in building exterior materials.

