

Centerville City Council
Work Session Meeting
September 25, 2000

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

Mr. Horn advised that the purchase agreement between Great Traditions Land and Development Company and Edith Wilcox will terminate the end of September. It could cost another \$10,000 to \$20,000 to extend the contract for another month or it may be the will of Ms. Wilcox to not grant an extension at all. Council concurred with the following options:

1. Encourage Great Traditions to purchase the property following the Planning Commission meeting on September 26, 2000 and their decision concerning the Yankee Trace Master Plan for the extension of The Golf Club at Yankee Trace and additional residential development.
2. Go 50-50 with Great Traditions on the purchase of said property or the City of Centerville purchase the Wilcox property.
3. If the City goes 50-50 with Great Traditions and the project does not move forward, the City will purchase the rest of the property from GT at the end of the year.

Chief Walker advised that Jelly Bean Properties LTD. has applied for a new D-5 and D-6 Liquor Permit for 101 South Main Street, the former Friendly's Ice Cream Restaurant. This permit has been applied for with no business planned at the present time. This is an attempt to acquire available permits for a future use.

Mr. Horn outlined issues involving a small improvement project to Centerville Place Drive, the area being situated between the Classic Car Wash under construction and the property owned by the City of Centerville. There is a disagreement with one of the Car Wash owners relative to who pays for this improvement which will include sidewalk and a small wedge of

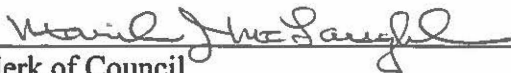
pavement to connect Centerville Place Drive to the roadway leading to the Centerville Place Shopping Center. Mr. Horn will continue to meet with Mark Merrill to find a solution to this problem.

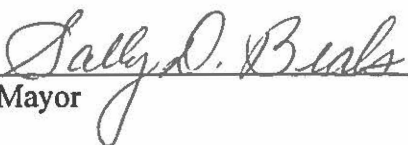
Mr. Horn advised that Washington Township is planning to implement Transitional Zoning for property located on Sheehan Road. Mr. Feverston reviewed the plan currently being considered and contacts he has received from Washington Township Staff relative to City of Centerville zoning issues. Mr. Feverston identified Transitional Zoning as "Let's make a deal". As a result of discussion by City Council, Mr. Horn will discuss with Municipal Attorney Robert Farquhar and Attorney Dick Brahm the legality of Transitional Zoning and whether this is the time the City should challenge this type of zoning. Mr. Horn will inform Washington Township Administrator Gary Huff of the City's concern, will review correspondence relative to Transitional Zoning in 1993 when it became an amendment to the Washington Township Zoning Resolution and will bring information back to City Council for further consideration.

Mayor Beals suggested that letters be sent to residents in Silvercreek Estates informing them that if the annexation of 0.028 acres to the City of Centerville which would provide access to Washington Church Road is opposed by Washington Township and does not become a reality, the only access to Yankee Street for Yankee Trace residents will be Silverlake Drive. Following discussion, the majority of Council concurred to take no action relative to this matter at this time.

Discussion followed relative to the printing and distribution of a flyer informing golfers that the Washington Township Trustees are attempting to block the annexation of 7.132 acres to the City of Centerville which is crucial to the expansion of The Golf Club at Yankee Trace. A sample postcard was also reviewed by Mr. Horn to be mailed to Township Trustee President Lee Snyder encouraging them not to oppose this annexation. Upon suggestion by Mr. Krass, Mr. Horn will review the legality of these issues with Mr. Farquhar. Upon suggestion of Mrs. Lienesch, postcards will be addressed to individual Trustees and printed on bright colors. Mr. Horn will prepare a letter clarifying issues included in a "Letter to the Editor" written by Trustee Lee Snyder and will pursue the placement of this letter in the best possible section of the Centerville-Bellbrook Times.

Mr. Cline moved that Council convene in Executive Session to discuss a personnel matter and real estate acquisition. Dr. Gresham seconded the motion. A roll call vote resulted in six ayes in favor of the motion.


Clerk of Council

Approved: 
Mayor