

Centerville City Council
Work Session Meeting
February 23, 1998

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor James Singer
Councilmembers Susan Lienesch
James Reppert
J. V. Stone
George Smith
C. Mark Kingseed
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Public Works Director Steve Weaver
City Planner Steve Feverston
Assistant to the City Manager Kelly Fackel

Mayor Beals advised that a meeting has been scheduled for members of Council to meet with Senator Michael DeWine on Friday, March 6, 1998 at 1:30 P.M. in Washington, D.C. This is the only time that Senator DeWine has available.

Centerville Arts Commission Chairman Mary Ann Gasior and member Missy Bolton accompanied by sculpturer Jack Mann, were present at this meeting to review for Council the proposed sculpture for placement in the Leonard E. Stubbs Memorial Park. Mr. Mann presented two sculptures for Council's consideration; both of which would be made of corten steel, a product that will not rust or rub off. Designed are interactive stages incorporating all preferred performing arts. Each sculpture measures ten feet tall, sixteen to twenty feet wide and eight feet deep.

Mr. Smith sees these renderings as the wrong thing in the wrong place. The majority of Council concurred with the stage sculpture including trees, cats, and swans. Edsall Landscape & Architects will be contacted relative to the appropriate location for this sculpture for Council's further consideration. The installation of this sculpture should take place during September of this year.

Mr. Horn advised that Ed Rogerson, Oak Leaf Homes, has proposed to the City of Centerville the purchase of 6.7 acres in the northwest area of Yankee Trace to be combined with acreage for the Bethany proposed development.

Mayor Beals advised she along with the President of the Washington Township Trustees have signed agreement papers for the formation of the Centerville-Washington Township Foundation. Mayor Beals described this as a vehicle to which funds can be placed to provide better use of monies and growth.

Mr. Horn advised that Robert Daley is investigating the possibility of the Centerville Historical Society acquiring the Sarber Building located on West Franklin Street, adjacent to the Walton House.

Mr. Horn outlined conversations Economic Development Coordinator William Stamper has had with the owner of the old K-Mart Building and the Goldman Property on the east side of South Main Street relative to the possibility of a print shop locating in the rear of the building. The front portion could be leased to other occupants. In order for this to take place, a rezoning of the property may be necessary. Council concurred that Mr. Stamper continue to explore this possibility.

Following a brief discussion, Council encouraged City Staff to pursue the surveying of property at the southwest corner of Alexandersville-Bellbrook Road and Wilmington Pike in order to ascertain future zone boundaries.

Mr. Horn reviewed for Council a proposal from the Friends of Benham's Grove for the construction of an ornamental plaza to be placed in the rear of the barn at Benham's Grove. This plaza is estimated to cost from \$15,000 to \$20,000. They have asked for financial support from the City of Centerville. Mr. Horn identified drainage problems which need correction prior to the construction of this plaza to avoid maintenance problems in the future. Council concurred that the City support this project financially provided drainage problems are corrected.

Mr. Horn advised that a Cop Fast grant has been approved for the City of Centerville to provide an additional two police officers for a period of three years.

Discussion followed relative to density at Yankee Trace. Mr. Horn outlined the following:

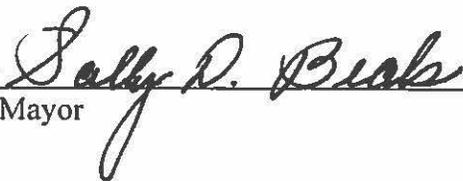
- Bethany Villas: 215 units total
 - 125 attached units
 - 40 assisted living units
 - density of 5.12 dwelling units per acre
 - 50 single family units

Concerning the total City owned property and Yankee Development Property: Mr. Horn recommended a density of 314 attached units or 35 percent; a minimum of 447 single family units must be built on City owned property. A maximum of 896 units would include that acreage east of the golf course development which links Yankee Trace to Rose Estates. South of the Homestead area west of Yankee Street, proposed is the construction of attached units at a density of six units per acre. The majority of Council concurred with Mr. Horn's calculations while expressing concern with providing proper transition in the homestead area between single family units and attached units. Mr. Horn will pursue an entrance into this Homestead area through the

Dayton Power & Light property along Yankee Street and an entrance off Washington Church Road.

The majority of Council concurred with density proposed for the Bethany Villas, but for no other product. The units in the Bethany development must be of the same qualities as other structures in Yankee Trace. Council encouraged Mr. Horn to obtain the lowest density that Great Traditions will agree to for Yankee Trace. Mayor Beals suggested that consideration continue relative to the construction of additional golf holes. Mr. Horn advised that options have been forwarded to Gene Bates for review.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor