

Centerville City Council
Work Session Meeting
August 10, 1998

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
James Reppert
J. V. Stone
George Smith
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

Council interviewed John Malas for appointment as a member of the Centerville Arts Commission. Council concurred that said appointment be made.

Bruce Peterson, 151 Walnut Grove Drive, owner of home at 104 Virginia Avenue, was present at this meeting to explain to Council a repair he made to the sewer line which had blockage between the street and the home he owns on Virginia Avenue at a cost of \$1,500.00. He had previous communications with City Staff and the Montgomery County Sanitary Department in an attempt to recoup this expense. Mr. Horn pointed out that, traditionally, sewer lines from the street to a residence is the responsibility of the property owner, not the City. Sewer lines in the City of Centerville are the responsibility of Montgomery County. Mr. Horn stressed the importance of not setting a precedent for similar problems in the future.

Jeff Van Atta, Van Atta Engineering Inc. and Chad Kuhns, Miller-Valentine Group, reviewed a slight variation proposed to two lots from the original Major Use Special Approval Application recently approved by Council for the cottage development at The Franciscan at St. Leonard. Proposed is the addition of a rear living area to lots 11 and 12 which would cause a reduction in the setback between lots 11 and 15 to 48.30 feet, and between lots 12 and 14 to 47.73 feet, both cases being less than the 50 foot setbacks approved. Mr. Feverston explained that the entire property is owned by The Franciscan at St. Leonard, the cottage residents only lease their lot area; proposed is a minor amendment to the approved plan to which City Council can approve adjustments.

Mayor Beals advised that the term of Martha Sheley will soon expire as a member of the Board of Architectural Review. Council concurred that said reappointment be made.

Mr. Horn outlined for Council maintenance problems at the Chevy Chase Apartments Complex and the lack thereof. An Appeal against a decision of the Centerville Property Review Commission has been set for Public Hearing before Council on August 17, 1998.

Mr. Horn explained five options open for Council's consideration relative to bids received for the City's insurance package, one being the combination of a portion of the bid from Arthur J. Gallagher/Coregis Insurance Company and a portion of the bid from Brower Insurance Agency/St. Paul Insurance Company.

Finance Director William Bettcher and Assistant Finance Director Mark Schlagheck entered the meeting at this time.

Mr. Schlagheck reviewed the same five options with the following insurance representatives present:

Joseph Beyerle, Centerville Insurance Agency,
Mark Reynolds, Brower Insurance Agency,
Kevin Fink, Arthur J. Gallagher & Company,
Larry Johnson, Swartzel Affiliated Insurance Service,
Harry Brooks, Insurance Consultant for the City of Centerville.

Mr. Fink advised that the enhancement employment insurance portion of their bid could be deleted constituting a reduction in their bid by approximately \$700.00-800.00.

Mr. Reynolds offered inclusion of this coverage at an increase of approximately \$483.00 to their bid price.

Mr. Brooks outlined his concern with this provision being part of the bid package.

Mr. Beyerle reviewed the importance of coverage being provided through local agencies and his previous service to the City of Centerville.

Upon question of Mr. Johnson, Mr. Schlagheck advised that Swartzel has not been favorably considered for acceptance based upon the recommendation by Mr. Brooks that Municipalities the size of Centerville should be covered by conventional insurance companies.

Mr. Reynolds pointed out that the Centerville/Brower package has been presented in consideration of both being local agencies.

Insurance representatives left the meeting at this time.

Following additional discussion relative to the insurance bids received, the majority of Council concurred that the package bid by the Centerville Insurance Agency and the Brower Insurance Agency be accepted at the Council Meeting scheduled for August 17, 1998.

Mr. Bettcher, Mr. Schlagheck and Mr. Brooks left the meeting at this time.

Mr. Horn announced the Joint Entities meeting scheduled for Monday, August 31, 1998 between City Council, the Washington Township Trustees, the Centerville-Washington Park District, the Centerville City School Board, and the Washington-Centerville Public Library Board of Trustees. The meeting will be held in the Gallery at Yankee Trace beginning with a social at 6:00 P.M. and dinner at 6:30 P.M.

Mr. Horn advised that it now appears that funds set aside for the Social Row Road water line extension included in Special Assessment Financing II will not be needed until the spring of 1999. In consideration of this, he suggested that these funds be used for additional spine road construction at Yankee Trace. Great Traditions Land and Development is willing to set aside

the necessary funding in an escrow agreement in the event that Montgomery County is not willing to wait until the SAF III funding is enacted for the water line construction to begin.

Mr. Horn reviewed for Council a proposed agreement between the City and the Centerville City School Board for extra police service during sport events. This agreement would include a pre-determined compensation rate based on a time and ½ ratio to be paid by the School Board for the extra police personnel determined to be necessary; personnel over and above the customary supplied by the City in the past. The majority of Council concurred with this proposal. Mrs. Lienesch suggested that perhaps the cost of the use of vehicles, etc. should also be included in the cost to the School Board.

Mr. Horn reported that the placement of a liner in the bottom of the lake at Benham's Grove is underway.

Mr. Horn advised that City Staff will monitor activities at the Soft Rock Café at 877 East Franklin Street.

Mr. Horn reviewed for Council conversations he has had with the PGA relative to the NIKE Tournament and the possibility of it being held at The Golf Club at Yankee Trace in 1999, and two years following. The majority of Council concurred that this be pursued on a break even or money making basis.

Mr. Horn outlined fence and shrubbery planting issues at the Day Care Center being constructed by Richard Pavlak in the rear of 232 North Main Street. Mr. Feverston reviewed the approval procedure followed in this particular case: the Board of Architectural Review recommended approval of the site plan to the Planning Commission with special conditions; the Planning Commission approved the site plan subject to conditions, some of which differed from those of the BAR; an Appeal brought this matter before City Council, who affirmed the Planning Commission's decision. Mr. Feverston reviewed for Council the conditions of approval placed upon the construction of this Day Care Center. A landscape plan to be approved by the City Planner must be in place prior to the issuance of a Certificate of Occupancy. Mr. Horn questioned if an appropriate Performance Bond would be acceptable in lieu of a landscape plan in order that the Day Care Center could open without that condition being met.

Mrs. Lienesch suggested that the offer to return a portion of Centerville's annual allocation to Seniors, Inc. in the amount of \$2,750.00 be rejected in recognition of their efforts to become self sufficient. The majority of Council concurred to reject this offer if this is also the intent of Washington Township.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor