

Centerville City Council
Work Session Meeting
February 10, 1997

TIME: 7:30 P.M.
PLACE: Public Works Facility, South Suburban Road
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers Brooks Compton
Susan Lienesch
James Reppert
J. V. Stone
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant to the City Manager Judith Gilleland
Public Work Director Steve Weaver
City Planner Steve Feverston
Economic Development Coordinator William Stamper

Mr. Horn reviewed the Record Plan for Yankee Trace, Section Nine, located north of Yankee Trace Drive and east of Yankee Street. The subject property containing 2.879 acres, zoned R-1c, Single Family Residential, is proposed to be divided into six lots. This section extends existing Greenside Court to the north to complete the cul-de-sac. Mr. Feverston explained how setbacks in this section taper from the required 40 feet to 20 feet on the northernmost lots. These decreased setbacks do not create concern due to the fact that a tree line in the rear yard will buffer the buildings from the golf course.

Mr. Daniel Doepke, was present at this meeting to discuss with City Council his proposal for financial assistance in his purchase of the south west corner of Main and Franklin Street in the center of the City. Meckstroth Interiors and the Mill End Shop have combined to form one company which proposes to locate in said building. Mr. Doepke is currently working out of the barn on a lease basis from Dennis Hoertt. The purchase price of the structure is \$210,000.00 with an additional \$180,000.00 necessary for renovation. Mr. Horn reviewed a draft loan agreement previously prepared by Municipal Attorney Robert Farquhar which would provide financial assistance from both the City and Washington Township through the Centerville Community Improvement Corporation. Also outlined was the amount of tax abatement available based upon the cost of renovation over a period of fifteen years. Discussion followed relative to the financial stability of Mr. Doepke. Mr. Horn will, as soon as possible, obtain a thorough credit check on Mr. Doepke and will obtain a financial statement from him for Council's review.

Mr. Horn announced a meeting scheduled for Monday, February 24, 1997 to begin at 10:00 A.M. between City Officials and a representative associated with the Chevy Chase Apartment complex to discuss residential needs and operations at the complex.

Mr. Horn brought Council's attention to the fact that lots in Yankee Trace are being sold to Oak Leaf Homes for a purchase price which is less than the price advertised. Ed Rogerson, president of the Company and Vice President of Great Traditions, has advised that upon these lots will be built spec homes.

Mayor Beals advised that lobbying will take place in Columbus on Wednesday, February 19, 1997 concerning the issue of annexation.

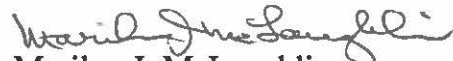
Mr. Horn advised that Great Traditions has decided to submit an application for Homearama in 1998 to be located at Yankee Trace.

Mayor Beals announced the April 9, 1997 meeting of the Mayors & Managers Association of Montgomery County, will be held at the Gallery at Yankee Trace. The program for this meeting will be "The Role of Municipalities in Ohio's Economic Development: Nine Case Studies" by Sara Hendricker. This meeting will be open to many Public Officials and will be taped by the Miami Valley Cable Council.

Mayor Beals advised that the Miami Valley Regional Planning Commission is supporting E-Check due to the fact that there is nothing else relative to air quality control at the present time.

Council concurred that Ronald Helms be reappointed as a member of the Sister City Committee.

At this time in the meeting, Mr. Weaver guided City Council on a tour of the Public Works facility on South Suburban Road.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor