

Centerville City Council
Work Session Meeting
April 21, 1997

TIME: 6:00 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers Brooks Compton
Susan Lienesch
James Reppert
J. V. Stone
James Singer
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant to the City Manager Judith Gilleland
Public Works Director Steve Weaver
City Planner Steve Feverston
Municipal Attorney Robert Farquhar

Mr. Horn explained a problem with two wedding reservations for the same date in the Gallery at Yankee Trace and his efforts to solve the problem. Council concurred that Mr. Horn do what is necessary to resolve the problem.

Mr. Horn outlined recent communications with Tom Harrigan, Larry King and Mr. Weaver relative to the control of water run-off anticipated from the proposed development of property located along the north side of Loop Road across from the Acura/Infiniti car dealership. Mr. Harrigan has agreed to construct a fully developed regional detention basin if the City would offer reimbursement up to \$40,000.00 (\$30,000 for construction, \$10,000 for engineering) for the basin to be constructed as part of his Major Use Special Approval Application currently before the Centerville City Council for consideration. The following are conditions which he would not agree to which have been deliberated during discussions concerning this development:

1. Opposed to the construction of a perimeter chain link fence separating his property from those properties to the north.
2. Concerned with the potential of a Public Hearing as each phase of the development is constructed.
3. Questioned paving materials to be put in place on the path. He was opposed to hard surface if required.
4. Opposed to clearing and grading the entire parcel with the construction of Phase One; he would like to bring in fill material over time.

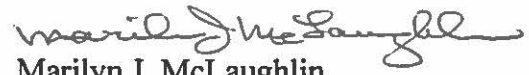
Mr. Horn advised that City Staff views this project as doable. They concur with all the conditions as outlined by Mr. Harrigan. With the construction of a regional basin included, run-off will be controlled from neighboring properties. This property will be developed at

some time, the City at this time has the opportunity to take a pro-active approach. Discussion followed relative to what is and is not intense use of the property and the possibility of adding more conditions if the project is to be approved.

Mr. Horn outlined a meeting recently held with Bob Curry, a Real Estate Attorney, relative to some assistance on some of the issues regarding the City's Agreement with Great Traditions Land & Development Group. Council concurred that the \$100,000.00 to be paid to the City of Centerville by Great Traditions after the acquisition of land from the City of Centerville according to the Agreement, not be deferred.

Mr. Horn reviewed his recommendation to accept the bid submitted by John R. Jurgensen Company for the 1997 concrete and asphalt resurfacing road improvement project and the bid submitted by TdM Construction Company for the East Franklin Street road widening project. Both items are on the agenda for the Council Meeting following this Work Session.

Mrs. Lienesch expressed the need for improved lighting at the intersection of West Spring Valley Road, the Centerville Library and Beerman Drive.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor