

Centerville City Council
Work Session Meeting
July 28, 1997

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

Missy Bolton, representing the Centerville Arts Commission, introduced sculpturer Jack Mann who has proposed designing a sculpture to be located in the Leonard E. Stubbs Memorial Park. Mr. Mann shared models and slides of some of his artwork made from corten steel or stainless steel being silhouette modern designs. He addressed concerns previously expressed by members of City Council, stating that all edges are rounded thus avoiding any danger to children climbing on and through the designs, the steel does not get hot enough to burn someone, and the rust from corten steel does not rub off onto clothing. Mr. Mann will prepare three or four concepts for Council's review and consideration. The majority of Council concurred to move forward with this project, after viewing the concepts prepared by Mr. Mann, and that the piece be designed to compliment performing arts and not be a piece to honor Thomas Stolz.

In reference to a Mid-Year Financial Report for the City of Centerville recently provided City Council, and upon question of Mr Reppert, Mr. Horn explained the fact the City does not operate on an encumbrance accounting system. Attention is currently being placed upon updating the City's financial reporting system.

Sandy Werner, a resident of Washington Township, appeared before Council to express the need for a rehab center for wild animals. Mrs. Werner has provided this service from her residence for many years and can no longer keep up with the demand. Animals are currently being raised, rehabilitated and released to the wild. Animals that cannot survive in the wild are euthanized. She asked Council for support for the

establishment of a rehab center in the southern area of Montgomery County. Upon suggestion of Mr. Compton, Mrs. Werner will prepare a proposal to include site, construction and operational costs, permits and licenses required, etc. for Council's further consideration.

Mr. Feverston reviewed for Council a revised Record Plan for Piper Landing, a development by Hills Communities, Inc., situated along the east side of Bigger Road. This revised Record Plan is necessary in order to record easements and to transfer ownership of a portion of the plat from Hills to the Homeowners Association. The Plan includes no changes in lot layouts, density, easements, etc. Agreeing to treat this revised Record Plan as a minor amendment to the original Record Plan, Council concurred with the Plan as revised.

Municipal Attorney Robert Farquhar, Frank Leone, Design Enterprise Limited and Doug Harnish, President of Gem Real Estate Group, Inc. entered the meeting at this time to discuss with Council concessions to be considered with respect to Great Traditions Land and Development Company's proforma and the Agreement between Great Traditions and the City of Centerville with respect to the Yankee Trace development. Two concessions were outlined by Mr. Leone with the majority of Council supporting changes to the Agreement to include option 1: to take a flat dollar amount for each lot in a range between \$14,500.00 and \$15,750.00 causing the City to have conceded \$1.6 to \$2.2 million at the end of the project, with the kicker that the City will take no less than \$14,500.00 or 40 percent of the gross sale of the lot, whichever is greater. Mr. Horn suggested that an additional six golf holes be added to The Golf Club at Yankee Trace incorporated with the three practice holes to increase golf at Yankee Trace to twenty seven holes. These six holes could be developed utilizing Parcel 14 (6.4 acres), Parcel 15 (17.1 acres east of Paragon) and property most recently annexed to the City of Centerville located west of Sheehan Road, north of Social Road, and east of Paragon Road. He suggested that this proposal be presented to Great Traditions to perhaps be included with option 1. The majority of Council concurred that details be prepared for further consideration by City Council relative to additions and deletions to the Agreement with Great Traditions, how the golf expansion would fit into the overall golf course development plan, and costs to be incurred by the City of Centerville as a result of this expansion.

Mr. Horn reviewed his communication with Daniel Doepke relative to the restoration of the building at the southwest corner of Main and Franklin Streets. Mr. Doepke is willing to use loaned money on the outside of the building first and then use what is left on the inside. He also advised that his brother-in-law has been replaced by a new investor.

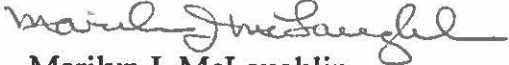
Mr. Horn advised that the MedCath Heart Center remains very interested in locating in the City of Centerville. The majority of Council supported this endeavor.

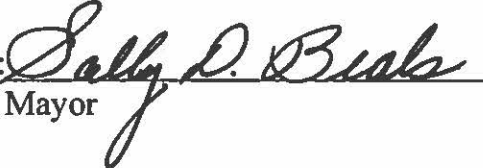
Upon question of Mr. Reppert, Mr. Horn advised that the purchase of gasoline from Shell for Centerville's fleet is most attractive due to location, competitive prices and the offer of free car washes.

Mr. Reppert brought attention to an Organizational Chart for the various City of Centerville departments. Mr. Horn outlined responsibilities of Assistant City Manager Judith Gilleland and Assistant to the City Manager Kelly Fackel.

Mayor Beals reviewed her suggestion that truck traffic on SR 725 be re-routed from Yankee Street to 1-675 to avoid congestion at the Main and Franklin Street intersection in the center of Centerville.

Mayor Beals advised that Mr. Compton will be out of town on Monday, August 11, 1997 and at this time there exists no Agenda items for a Work Session. She suggested that no meeting of Council be held on Monday, August 11.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor