

Centerville City Council
Work Session Meeting
January 8, 1996

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy Mayor J.V. Stone
Councilmembers C. Mark Kingseed
James Singer
Brooks Compton
Susan Lienesch
James Reppert
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant City Manager Michael Haverland
Public Works Director Steve Weaver
City Planner Alan Schwab
City Engineer Norbert Hoffman

Mr. Horn reviewed an Inter-Office Correspondence prepared by Mr. Schwab recommending that the City of Centerville consider the acquisition of the privately-owned railroad right-of-way between Rahn Road north to the City's corporation line. Discussed was the possibility of the City acquiring this property for \$9,000 to \$10,000; if cost is greater perhaps the Centerville-Washington Park District will participate financially. Council concurred that the following three options be considered:

1. The Centerville-Washington Park District purchase the entire right-of-way.
2. The purchase price be split between the City and the Park District.
3. The City purchase the entire right-of-way.

These options will be discussed with Park Director Rick Tittsler.

Mr. Horn reviewed for Council a change in the position of the Dayton Power & Light Company relative to an Agreement between the City of Centerville and DP&L to supply electricity to businesses and residences in the City of Centerville for a period of one year, automatically renewing for successive terms of one year unless notice is given. DP&L has expressed a desire for this Agreement to expire after a period of three years. Mr. Horn pointed out the fact that this Ordinance has been set for Public Hearing on January 15, 1996. A change in the Agreement would only cause more delay in this authorization for the Dayton Power & Light Company. Following discussion, Council concurred to proceed with the Ordinance authorizing the Agreement as currently set for Public Hearing; DP&L's proposal can be discussed after a three year period.

Mr. Horn reviewed correspondence received from Great Traditions Development Group relative to a delay in the closing of the Miller and Munger properties as well as parcel number 18 in the Yankee Trace residential development. The total amount to be paid by Great Traditions for these three areas amounts to \$388,000.00. He pointed out the fact that without the closing taking place in a timely manner, the City will be in a position to only retire part of the 2.73 million dollar note coming due in early February, amounting to approximately \$250,000 rather than \$500,000 to \$600,000 as previously planned. Council encouraged Mr. Horn to continue to pursue closing on these properties as projected or obtain an agreement plan for said purchases which will include interest to make up for the cost to the City caused by the delay.

Council by secret ballot, concurred that Councilmember C. Mark Kingseed be elected Deputy-Mayor. This will be an agenda item for the Council Meeting scheduled for Monday, January 15, 1996.

Upon review of Council Committees, Council Liaisons and Centerville Representations as prepared by Mayor Sally Beals, the following changes were agreed:

MIAMI VALLEY REGIONAL PLANNING COMMISSION

Eliminate Lower Great Miami River Basin Council

SOUTH METRO DAYTON AREA CHAMBER OF COMMERCE

Board of Trustees

James T. Reppert (Delegate)

C. Mark Kingseed (Alternate)

WASHINGTON TOWNSHIP FIRE DEPARTMENT

Add James T. Reppert

Mr. Horn introduced Steve Weaver, Public Works Director for the City of Centerville. Mr. Weaver reviewed his perspectives of the Service Department and the Engineering Department.

Mr. Schwab reviewed two City Initiated Rezoning, one for 66.74 acres of vacant land located north of the Yankee Trace development which is partially owned by Great Traditions and 0.985 acres of vacant land located on the east side of Yankee Street and included in one of the residential pods in the Yankee Trace development previously known as the Spires property. The change proposed is from Washington Township A-1 zone classification to Centerville R-1c (Single Family Residential) zone classification. These rezonings have been set for Public Hearing on January 15, 1996.

Mr. Horn reviewed for Council two Resolutions to authorize payments for construction staking and related engineering services as well as detailed construction plans for Yankee Trace Drive improvements, that portion from Social Row Road north for approximately 2200 lineal feet. Proposals were requested from Bayer Becker

Engineers and prepared for this project, partially paid for by Great Traditions. One Resolution authorizes the payment by the City of Centerville of an amount not to exceed \$36,000.00 to Great Traditions Development Group for the preparation of detailed construction plans and the other Resolution authorizes the payment of not more than \$28,200.00 for construction staking and related engineering services. Both Resolutions will be items on the January 15, 1996 Council Meeting Agenda.

Mr. Horn reviewed a proposed Contract for the year 1996 for a professional staff agreement with the Nicklaus Golf Equipment Company. This type arrangement is very unique in that there are no purchase requirements involved and the Golf Club will benefit by receiving 15% off any purchases made from Nicklaus for resale. This type agreement will benefit the City through discounts, competitive prices, and the exclusive regional marketing position that the City will have for Nicklaus products. Hats, balls, umbrellas, etc. are considered consumables, which the Golf Pro utilizes and expends during his duties for which he is not required to account for, but clubs and bags remain the property of the City of Centerville, to be used in training programs or to be resold as a City source of revenue. Council concurred that said agreement be executed between the Yankee Trace Head Golf Professional and the Nicklaus Golf Equipment Company in consideration of the fact that Mr. Hughes' participation will benefit the City's golf program.

Mrs. McLaughlin announced the following term expirations of members on City Boards and Commissions:

Centerville Property Review Commission:

James Wasson

James Wasson, Chairman

Board of Tax Appeals:

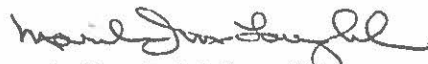
Stephen Mikula

Sister City Committee:

Suzanne Holloway

John Spoor

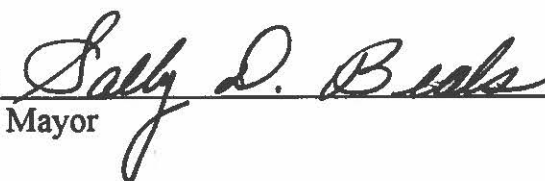
Council concurred that all reappointments be made.



Marilyn J. McLaughlin

Clerk of Council

Approved:


Mayor