

Centerville City Council
Work Session Meeting
February 12, 1996

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library
PRESENT: Mayor Sally Beals
Deputy-Mayor C. Mark Kingseed
Councilmembers J. V. Stone
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
Assistant to the City Manager Judith Gilleland
Public Works Director Steve Weaver

Mr. Weaver reviewed for Council a proposed Resolution to adopt plans and to propose cooperation with the Director of Transportation for the reconstruction of existing Clio Road from Alexandersville-Bellbrook Road northeast to Bigger Road. The project will go to bid on March 13, 1996 with construction beginning June, 1996.

Mr. Horn outlined for Council correspondence received from Executive Director of St. Leonard Center Brian Forschner announcing their sponsor of a proposed low income housing tax credit project consisting of 100 units to be located at 8100 Clio Road. Mr. Forschner suggested that the City give tax abatement in exchange for the annexation of the southern 80 acres of property belonging to St. Leonard Center to the City of Centerville. The contractor that will be constructing the project is a for profit company and will be required to pay real estate taxes. This has been defined as a 5 ½ million dollar project. Mr. Horn will obtain additional information relative to taxable and non taxable properties for additional consideration by City Council.

Discussion followed relative to the attempt by the City of Springboro to annex land which lies both in Warren County and Montgomery County; however, the majority of the territory is in Warren County.

Mr. Horn advised that the City of Centerville will submit to the Montgomery County Commissioners within the next week the payment of approximately \$286,000 for water and sewer rates at Yankee Trace.

Mr. Horn reviewed for Council a meeting recently held with Great Traditions Development Group President Tom Humes relative to Homearama 1997. Discussed was the possibility of said Homearama being held at Yankee Trace and what the City of Centerville could provide in order to make the proposal more attractive. An application was submitted by Mr. Humes to the Home Builders Association of Dayton and the Miami Valley for Homearama 1997 to be held at Yankee Trace; said application included no financial assistance from the City of Centerville.

Council interviewed the following applicants for appointment as members of the Centerville Arts Commission:

Lori Kindrick

Kimberly Izenon

Council concurred that said appointments be made. These appointments will be on the Council Meeting Agenda scheduled for February 19, 1996.

Mr. Horn reviewed his contact with Bob Walker in reference to serving the City of Centerville as agent for annexations. The City would provide the engineering and platting with Mr. Walker making the contact with targeted property owners. Mr. Walker would be contracted to serve the City on a part time basis at \$30.00 - \$35.00 per hour. Council concurred that Mr. Horn move forward with this proposal.

Mr. Horn briefly outlined a new State Law which establishes a set process to be followed when requesting proposals for engineering services. Legislation will be drafted to exempt the City of Centerville from these regulations under the City's Home Rule status for Council's consideration.

Mayor Beals stressed the necessity for information relative to the cost of The Golf Club at Yankee Trace; there is not a clear understanding publicly relative to this matter. This material will be compiled by Mr. Horn for distribution to City Council.

Mr. Compton, as Chairman of the Economic Development Committee, reviewed for Council a proposed Economic Development Plan and timetable for the City of Centerville. Discussion followed relative to progress being made in the field of Economic Development.

Mr. Horn briefly updated Council relative to Union/Police negotiations. A notice of Appearance, an Objection to Request for Recognition, and a Petition for Representation Election, have been filed by James McCloskey, Clemens, Nelson & Associates, Inc., at the State Employment Relations Board on behalf of the City of Centerville.

Mrs. McLaughlin announced the term expiration of Lowell Stebbins as a member of the Board of Tax Appeals. Council concurred that said reappointment be made.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor