

Centerville City Council
Work Session Meeting
March 4, 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
City Planner Alan Schwab

Mayor Beals announced her appointment to the Solid Waste Advisory Committee/Solid Waste Management Policy Committee for Montgomery County; an appointment made by the Board of County Commissioners. She advised that it is the intent of the Committee to reopen the incinerators.

A Consultant Agreement between the City of Centerville and Robert Walker for economic development services had been distributed to Council prior to this Work Session. Council concurred that Mr. Horn move forward with the execution of said Agreement pending a review with the City's insurance carrier.

Mr. Horn advised that a summary of expenses connected with the construction of The Golf Club at Yankee Trace is being finalized. The overall cost, including first year start up costs, amounts to 20.4 million dollars. The City's current debt for the golf course is 17.775 million.

Mr. Horn reported to Council that Municipal Attorney Robert Farquhar is in the process of drafting an Ordinance in an attempt to limit the parking of motor vehicles in residential backyards. Suggestions were offered relative to the inclusion of regulations for the storage of boats, etc. in rear yards.

Mr. Horn reviewed for Council a proposed Agreement to Purchase Real Estate located at the northwest corner of Spring Valley Road and Virginia Avenue, better known as the Williams property. Following discussion, several items will be considered for inclusion in said Agreement:

That an amount of revenue be withheld at time of closing to assure the cleaning of materials from the property by the Williams family.

Provide a reasonable period of time for the salvage of the homestead to the Williams family.

More specifics relative to the purchase price of the property: \$170,000.00 includes the \$5,000.00 earnest money.

Address deficiencies which may be detected in the home through the purchase process.

These items will be discussed with Don Williams for possible changes before said Agreement is executed.

Mr. Horn advised that the annexation of territory south of The Golf Club at Yankee Trace to the City of Springboro has not yet been filed; however, all indications are that it will be filed.

Mr. Tom Humes, Mr. Ed Rogerson, and Mr. Gary Menchhofer, Great Traditions Land and Development Group, were present at this meeting to review for Council a summary of activities relative to the development of the residential pods in and around The Golf Club at Yankee Trace. Mr. Humes reviewed their submission to the Home Builders Association of Dayton and the Miami Valley for Homearama to be held at Yankee Trace in 1997.

Mr. Schwab reviewed the Rezoning Request submitted by the Christ Community Church to rezone approximately 0.8098 acres of land located at 6020 Bigger Road from R-PD, Residential-Planned Development to O-S, Office-Service. He identified the location of this parcel on a map, surrounded by a funeral home to the north, a proposed multi-family residential development to the south and east and office uses to the west. The proposed rezoning is consistent with the City's Comprehensive Plan for the area in question. This change in zoning would provide a buffer between residential and business/office uses. The Planning Commission, by a vote of 3-2, recommended denial of this Rezoning Request to City Council.

Discussion followed relative to the reappointment of James Durham as a member of the Planning Commission. It was suggested that a survey be taken to ascertain relationships between members of the Planning Commission and clients. Mr. Kingseed, as the Council Liaison to the Planning Commission, will be in contact with Mr. Durham. This reappointment will be further discussed during the Work Session scheduled for March 18, 1996.

Prior to this meeting, Council received a request from the Wegerzyn Horticultural Association for funding in the amount of \$300.00 to assist in costs for graphic design for invitations and tickets, postage and advertising for the 1996 Wegerzyn Summer Garden Tour, a Centerville-Washington Township Bicentennial Commission sanctioned event. Council concurred with said request.

Discussion followed relative to fees charged non-for-profit organizations for the use of Benham's Grove on weekends, specifically the Centerville Historical Society for the Victorian Tea. Upon suggestion by Mr. Compton, Council concurred that the budget for the Centerville Historical Commission be increased to defray this expense.


Marilyn J. McLaughlin
Clerk of Council

Approved: 
Mayor