

Centerville City Council
Work Session Meeting
July 10, 1995

TIME: 7:30 P.M.
PLACE: Great Traditions Sales Office, 1248 Charter Place

PRESENT: Mayor Shirley Heintz
Deputy-Mayor J. V. Stone
Councilmembers Brooks Compton
Sally Beals
C. Mark Kingseed
Clerk of Council Marilyn McLaughlin
Assistant Clerk of Council Peggy Whisman
City Manager Gregory Horn
Assistant to the City Manager Judith Gilleland
Superintendent of Golf and Parks John Miller

Mr. Robert Seppelt, 7617 Pelbrook Farm Drive, was present at this meeting to identify a weed control problem in the vacant field to the east of his property. Mrs. McLaughlin advised that City Manager Gregory Horn received information from Joe Swartz of Swartz Landscaping that the subject field would be mowed on Tuesday, July 11, 1995. Mrs. Beals expressed concern with the fact that growing there is Canadian Thistle and just mowing will not solve the problem. Mrs. McLaughlin distributed to Council a proposed amendment to the Municipal Code section relative to weed control to provide that:

"Written notice may be served by certified mail, return receipt requested or by posting upon the premises. In the event a certified mailing is returned without delivery, service of written notice may thereafter be made by regular mail to the last known address of the owner of the said lot or parcel."

be added to the following section currently in the Code:

The owner of any lot or parcel of land situated within the City, whether the same is improved or unimproved, vacant or occupied, within five days of receipt of written notice to do so, shall cut any offensive weeds, vines or grass on such lot or parcel or upon any street, public right-of-way or tree lawn abutting such lot or parcel.

This process should speed up the enforcement of this section of the Municipal Code.

Mr. Horn reviewed for Council a proposed agreement between the City of Centerville and the Board of Commissioners of Montgomery County for permanent repair of roadways in the City of Centerville necessitated by water and sewer repairs. Mr. Horn explained the fact that this agreement has been passed by the County Commissioners and reviewed and approved by the City's 1995 Street Resurfacing Contractor. This agreement is for a period of one year from June 27, 1995. Mr. Horn advised that costs included in the contract are in accordance with the City's 1995 Street Resurfacing Program. Mr. Stone expressed concern with the City assuming a

responsibility of Montgomery County. Mr. Horn pointed out the fact that this process will provide for permanent repairs to be completed in a timely fashion, with costs of said repairs being charged to Montgomery County plus a service charge of ten percent. Many other municipalities in Montgomery County have adopted this procedure and have found it be effective.

Mr. Horn reviewed for Council a request of the Village of Phillipsburg to become a member of Montgomery County's EDGE (Economic Development Government Equity) Program. In order for them to become a member, all currently participating jurisdictions must formally approve the request. Council concurred that the necessary legislation be prepared for the next Council Meeting Agenda.

Mrs. McLaughlin advised that the following terms will soon expire on various City Commissions:

Centerville Arts Commission:

Mary Bolton, Chairman

Joyce Spoor

Centerville Historical Commission:

Betty Ann Perkins, Chairman

City Beautiful Commission:

Michael Bellanca

Michael Fanning

City Planning Commission:

Scot Stone, Chairman

Arthur Poland

Stanley Swartz

Miss Gilleland informed City Council that Mary Bolton has indicated that she did not wish to be Chairman of the Centerville Arts Commission for another year. Council concurred that 1. Anita Looper or 2. Carolyn Meininger be contacted for said appointment. Council concurred that other reappointments be made except for the City Planning Commission. Planning Commission reappointments will be revisited during the Council Work Session meeting scheduled for July 17, 1995.

Mayor Heintz reminded Mr. Horn to move as quickly as possible with the execution of necessary legal documents for easements in order that the parking area (Bicentennial Plaza), behind properties at the northwest corner of Main Street and Franklin Street, may become a reality. It was previously understood that negotiations would be concluded by the end of August 1995.

Council briefly discussed the possibility of the City taking ownership of the Fifth Third Bank facility immediately adjacent to Benham's Grove to the north. Council concurred that the City would accept this property as a gift, but not as a purchase.

Mr. Tom Hume, President of Great Traditions Land and Development Group, reviewed for Council the Sale Center for Yankee Trace. The home has been constructed, located, and decorated in a way to offer prospects the feeling of life in a golf community.

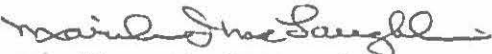
Ms. Nancy Young, Marketing Associate for Great Traditions, outlined their marketing process now and through September, 1995. The Grand Opening for the residential development has been scheduled for September 22, 23, 24, 1995.

Mr. Ed Rogerson, Vice President of Great Traditions, gave a product summary and outlined market segmentation:

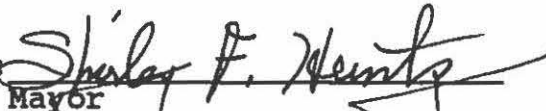
Estate	\$400,000+
Custom	\$300,000+
Homestead	\$225,000 - 275,000
Golf Villa	\$200,000 - 300,000
Club	\$225,000+

Mr. Gary Menchhofer, Sales/Project Coordinator for Great Traditions, outlined current sales activity. The 17th lot closing took place this date. A total of approximately 30 closings are expected by the end of July 1995. There are presently 4 presales in the Homestead classification and 4 presales in the Custom classification.

Mr. Jim Obert, Director of Planning for Great Traditions, identified the infrastructure in place and being put in place in the residential pods in and around the Yankee Trace Golf Course. Upon question of Mrs. Beals, Mr. Obert advised that the tennis and swim center will become a reality during the next swim season.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor