

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
AUGUST 1, 1994

TIME: 7:00 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz  
Councilmembers Sally Beals  
James Singer  
C. Mark Kingseed  
Mark Beasley  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
Assistant City Manager Michael Haverland  
City Planner Alan Schwab  
Assistant to the City Manager Judith Gilleland

Mrs. Beals was not present at the meeting at this time.

Mr. Horn announced the following schedule of events relative to the opening of the Yankee Trace Golf Course:

Thursday, August 4 - Employee picnic and golf scramble  
4:30 P.M.  
Saturday, August 6 - Golf Course Preview for special guests  
9:00 A.M.  
Monday, August 8 - Media Day  
1:00 P.M.  
Thursday, August 11 - Ribbon Cutting  
9:00 A.M.

Mr. Craig Bostwick was present at this meeting to outline for Council a proposal for the construction of a dual ice rink in the City of Centerville to be more particularly known as Ice World America. Proposed is a comprehensive training center to serve the entire surrounding area for ice hockey, figure skating, and entertainment oriented public skating. Incorporated in the plan is seating for 1,500 fans for High School, College and Recreational League hockey games, and professional shows. Mr. Bostwick, along with two representatives of Ice World America and Ice World Realty, identified two sites being considered for location: South Metro Park and Centerville Business Park. Their proposal includes the purchase of land by the City of Centerville with the facility being constructed with monies from investors. These locations have been selected in consideration of easy accessibility to and from Interstates and major highways. The success of such an endeavor depends largely upon utilization by people in an entire region. Mr. Bostwick ask for an answer relative to the purchase of land by the City of Centerville within 30 days.

Mrs. Beals entered the meeting at this time.

Mr. Schwab updated Council on the status of the Master Development Plan for the residential pods in and around the Yankee Trace Golf Course as designed by David Jensen Associates. Variables incorporated on the plan to Centerville's Subdivision Regulations are as follows:

- 20 foot street widths back to back with rolled curbs.
- 16 foot street widths back to back with depressed curbs.
- Spine road: 20 and 24 foot street width back to back with rolled curbs.
- 6 and 8 foot hiker/biker trail along one side of the Spine Road.
- Sidewalk on both sides of major roadways with no sidewalks throughout other areas of the developments.

Mr. Schwab reviewed meetings held between the City Planning Commission and David Jensen to review variations on-site. As a result of these meetings, the Planning Commission, generally, viewed this as a new and different concept, one with which the City should not interfere. This presents an opportunity for the City to consider a complete review and revision to the City's Subdivision Regulations. Following discussion and review of the development plan proposed, the majority of Council concurred with the plan. This development plan will be further discussed in a joint Work Session between City Council and the Planning Commission on Monday, August 8, 1994.

Mr. Beasley left the meeting during Mr. Schwab's presentation concerning the development plan for the residential pods in and around the Yankee Trace Golf Course.

Mr. Horn reviewed correspondence received from the Dayton Power and Light Company which outlined capital improvements the Power Company will make upon their land in order to make the Yankee Trace Golf Course and residential area more aesthetically pleasing. These voluntary improvements are conditioned upon neither the City of Centerville nor Great Traditions requesting that DP&L make additional expenditures to benefit the Yankee Trace development or the Golf Course. However, DP&L may perform additional improvements within its sole discretion. Council concurred with this proposal while stressing concern with the gas odor sometimes experienced on the golf course from the west. Mr. Horn will further research this matter to ascertain if something can be done by the City to reduce or eliminate this odor.

Mr. Horn outlined a proposal received from a photographer to photograph areas of the Yankee Trace Golf Course for advertisement purposes. The maximum cost to the City of Centerville would be \$12,000.00.

Mr. Horn distributed to Council a Memo relative to food service operations at Yankee Trace. This matter will be further reviewed and discussed during the next Council Work Session Meeting.

*Marilyn J. McLaughlin*  
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Clerk of Council

Approved: *Shirley F. Henry*  
Mayer