

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
SEPTEMBER 13, 1993

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

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers Mark Beasley
Sally Beals
J. V. Stone
C. Mark Kingseed
James Singer
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

Mr. Horn reviewed for Council his communications with Washington Township Administrator Michael Morton relative to the use of public townships roads to transport soil from the construction site of the Incarnation Church to the Activity Center. The township has agreed to pay a portion of the cost of the temporary roadway in order to keep the traffic off public streets. Discussion followed relative to the timetable for the preparation of plans and specifications for improvements in the Terrace Villa Plat. Mr. Horn outlined problems getting information from Montgomery County concerning the location of sewer lines. An update concerning this matter will be forthcoming from the City Manager on Friday, September 17, 1993.

Mr. Horn explained a proposal received from Keyes Gateway that the City pay \$12,000.00 for right of way along Wilmington Pike and that the appraised value be agreed at \$24,000.00-25,000.00. The location of the subject property is the Ebenezer Andrew House immediately south of the B P Oil Service Station on the west side of Wilmington Pike. Mr. Horn recommended that the cost of one lane of pavement, sewer and sidewalk be waived; that Keyes Gateway donate the necessary right of way; and that the City agree to the appraised value of \$24,000.00-25,000.00. Discussion followed relative to the amount of right of way which was dedicated by B P Oil Company at the time their plan for construction of the service station on Wilmington Pike was approved. More information concerning this matter will be forthcoming to City Council.

Mrs. Beals left the meeting at this time due to a potential conflict of interest in the next agenda item.

Mr. Schwab reviewed for Council light fixtures to be placed in the median and at intersections along South Main Street to be included in the South Main Street improvement project from Edenhurst Drive to Sheehan Road. He reviewed five options detailing locations, number of fixtures, type of fixtures and costs. Mr. Schwab recommended the following:

22 14 feet high Twin Granville fixtures in the median
25 30 feet high Esplanade at edge of roadway
Total cost \$252,000.00

Color of poles to be dark green

Discussion followed relative to the color of the poles: black vs dark green. The majority of Council concurred with the recommendation presented by Mr. Schwab.

Mrs. Beals returned to the meeting at this time.

Mr. Horn reviewed for Council the City's presentation to be made at the Public Hearing before the Board of County Commissioners of Montgomery County on Tuesday, September 14, 1993 concerning the petition for the annexation of 27.264 acres of land in Washington Township to the City of Centerville.

Discussion followed relative to reasons Paragon Road was not included in the proposed annexation: one half of the roadway is owned by a non-petitioner, and Montgomery County discourages boundary lines down the middle of a street. Council concurred that the City commit to the maintenance of Paragon Road if the annexation is approved.

Mr. Horn reviewed the bids received for the construction of the maintenance building to serve the Yankee Trace Golf Course. Eight bids were received ranging from \$310,903.00 to \$393,278.00. He defined the alternate being the installation of sewer line from the clubhouse to the maintenance building. This alternate was bid separately by the eight bidders. Mr. Horn is currently working with Ohio Farmers Insurance Company for the installation of this sewer line by change order rather than including it in the acceptable bid. Mr. Horn updated Council on progress being made with the construction of the golf course.

Mr. Horn reviewed an opinion rendered by Municipal Attorney Robert Farquhar that the City can pay additional revenue for extraordinary costs connected with the construction of the Yankee Trace Golf Course such as overtime, extra rental equipment, etc. in order to facilitate the completion of the golf course on schedule. The completion schedule is critical in order for the course to open in the 1994 play season bringing considerable revenue to the City of Centerville. Discussion followed relative to the payment of additional revenue, the completion schedule, and probable costs. Mr. Horn suggested the following:

October 7, 1993 - completion date for eighteen holes,
additional revenue \$50,000.00 with fall
back to October 8 or 9.

October 10, 1993 - completion date for practice range,
additional revenue \$25,000.00 with fall
back to October 11, 12, 13.

October 23, 1993 - practice holes
additional revenue \$25,000.00 with fall
back to October 24.

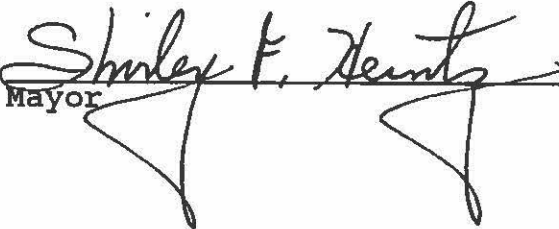
Condition - all holes seeded after September 25, 1993, with
the exception of rain, be reseeded if necessary
in the spring at no cost to the City of
Centerville.

Through discussion, various members of Council suggested that the
cost be less than \$100,000.00 - perhaps \$20,000.00 for the
practice range and \$20,000.00 for the practice holes. With this
in mind, Mr. Horn will negotiate costs and conditions, in
writing, with the contractor for further consideration by City
Council. Financial justification will be prepared for additional
costs. Legislation will be required in order to justify this
procedure.

Mrs. McLaughlin advised that the term of Charles Graham as
Chairman of the Board of Architectural Review will expire this
month. The majority of Council concurred that Roger Krass be
appointed as Chairman for the coming year. This will be an
agenda item for the Council Meeting scheduled for Monday,
September 20, 1993.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor