

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
SEPTEMBER 27, 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 to the City Manager Judith Gilleland

Council interviewed applicant Olga Fitzsimmons for appointment to the Centerville Arts Commission. Council concurred with said appointment.

Council interviewed applicant Joseph Laneve for appointment to the City Beautiful Commission. Council concurred that Mr. Laneve and Janet Labbe be appointed as members of the City Beautiful Commission.

Council considered appointments to two vacancies on the Centerville Historical Commission. Roger Nelson, Martha Boice and Susan Gastineau were interviewed by City Council a few weeks ago. The majority of Council concurred that Roger Nelson and Susan Gastineau be appointed to fill these two vacancies.

Mr. Horn reviewed for Council the presentation being prepared by the City for the Public Hearing before the Board of County Commissioners of Montgomery County on Tuesday, September 28, 1993 at 1:30 P.M. relative to the annexation of 119.0547 acres of land from Washington Township to the City of Centerville.

Mr. Horn reported that Municipal Attorney Robert Farquhar and a second Attorney associated with Dick Brahm have recommended that an Appeal not be filed in court against Transitional Zoning in Washington Township at this time. They both suggested that a better approach would be for a property owner to which Transitional Zoning is not available, file said appeal when Transitional Zoning is actually applied for and granted to another property owner whose property is adjacent to the City of Centerville corporation line. Discussion followed relative to the appropriate time for the filing of such an appeal. Council concurred that an Appeal be filed in court by the City of Centerville in the AM of Tuesday, September 28, 1993 before the annexation hearing on the 119.0547 acres of land takes place.

Mr. Horn gave a status report on progress being made with the construction of the Yankee Trace Golf Course by Midwest Golf. Construction continues with many hours of overtime and additional equipment in order to get the job completed nearly on schedule. A proposal for the completion of the golf course, time and materials, being considered at this time by the City and Midwest Golf is as follows:

- First nine holes - no additional compensation.
- Back nine holes - \$5,500.00 per hole if completed by October 15, 1993.
- \$3,000.00 per hole if completed by October 24, 1993.
- Driving range - \$15,000.00 if completed by October 15, 1993.
- \$8,000.00 if completed by October 24, 1993.
- Practice holes and putting greens - \$35,000.00 if completed by October 24, 1993.
\$20,000.00 if completed by October 31, 1993.

Additional compensation as listed above will only be paid on total completion, all or nothing. Monies will be paid to Midwest Golf and ultimately split with Ohio Farmers Insurance Company. Additional conditions with the proposal are that all change orders be resolved prior to payment and Ohio Farmers Insurance Company will reseed in the spring of 1994 if deemed necessary.

Mr. Horn reported that plans and specifications have been prepared for drainage improvements in the Terrace Villa Plat. The City will advertise for bids in a newspaper of general circulation this weekend. Upon question of Mr. Singer, Mr. Horn advised that pipes will be installed this fall with other improvements being completed in the spring of 1994. Residents in the Terrace Villa Plat will experience messy conditions this fall and winter until all improvements have been completed.

Mr. Horn updated Council on the extension of Clyo Road from Bigger Road to Wilmington Pike. Base pavement has been applied to a portion of the roadway from Wilmington Pike to the Thomas Paine Settlement.

Mr. Horn advised that City Staff is currently interviewing developers relative to the residential pods in and around the Yankee Trace Golf Course. Three developers will be chosen out of five being interviewed, to subsequently be interviewed by City Council on Saturday, October 23, 1993 beginning at 9:00 A.M. Discussion followed relative to the development of Timberfields. This will be further discussed after developers have been interviewed.

Mr. Horn outlined the approval history for the B. P. Oil Service Station located on the west side of Wilmington Pike in the City of Centerville immediately north of the Ebenezer Andrew

House. He detailed the amount of right-of-way dedicated along Wilmington Pike and Clyo Road as well as other costs incurred by them for roadway construction at the time the plan was approved by the City. Right-of-way is needed along Wilmington Pike in front of the Ebenezer Andrew House which was owned by B. P. Oil Company at that time and later sold to Jim Keyes. Mr. Keyes is now asking for free improvements to Wilmington Pike, that the City purchase necessary right-of-way for the City's appraised value of \$12,000.00-\$13,000.00, and that the City recognize their appraised value of \$24,000.00. Following discussion, the majority of Council concurred that Mr. Keyes be paid \$12,000.00-\$13,000.00 for right-of-way and that the City not recognize their appraised value of \$24,000.00. It was further understood that the cost of right-of-way could be reduced depending upon the involvement of the State in this acquisition.

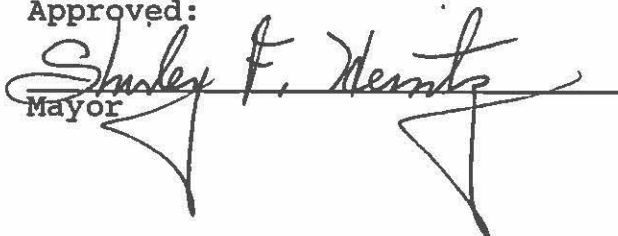
Mayor Heintz announced the resignation of Brooks Compton as a member of the Seniors, Inc. Board of Trustees. Council concurred that a member of the City Staff be appointed by Mr. Horn to fill this vacancy.

Mayor Heintz advised that the Montgomery County Solid Waste District has been named as a PRP (Potentially Responsible Party) in the use of the Powell Road Landfill and the Cardington Road Landfill in previous years. The City of Centerville has been asked as well as other municipalities and businesses to join with the Montgomery County Solid Waste District in this cleanup project. What joining would mean to the City of Centerville is one set of Attorneys would be used and no one could come back on the City at a later date. Council concurred that the City join with the County Solid Waste District as a PRP.

Mr. Singer brought attention to correspondence received from Charlotte Donaldson and members of the Whispering Oaks Condominium Association expressing their concern that a detention pond has been recommended by Camp, Dresser and McKee to be constructed at Clyo Road and Alexandersville-Bellbrook Road. They are strongly opposed to this recommendation. Mr. Singer suggested that these residents be informed of the City's intention not to pursue this recommendation at this time or anytime in the near future. Mayor Heintz will respond to their concern.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor