

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JUNE 8, 1992

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Brooks Compton  
Councilmembers C. Mark Kingseed  
Mark Beasley  
Sally Beals  
J. V. Stone  
James Singer  
Clerk of Council Marilyn McLaughlin  
Assistant City Manager Michael Haverland  
City Planner Alan Schwab  
Assistant to the City Manager Judith Gilleland

Developer Charles Simms discussed with Council the development of the golf course residential pods (the City of Centerville as Master Developer vs Independent Master Developer). He recommended that a public/private partnership be formed between the City of Centerville and a local development team. He outlined the function of the City of Centerville as Master Developer and services to be rendered by the team of developers.

Mr. Gregg Taylor, Black Oak Enterprises, Inc., was present at this meeting to discuss with Council the development of the golf course residential pods. He recommended that the City not act as the Master Developer, but that a Contract be executed with a local developer or development team to act in this capacity.

Mr. Alan Schwab reviewed for Council a Record Plan for Centerville Woods, the development of 6.731 acres of land, zoned R-1d into 20 lots, property located north of Joy Elizabeth Drive and south of Spring Valley Road. He outlined zoning and land uses of adjacent land. Mr. Schwab reviewed previous plans for the development of the land in question. The Centerville City Staff will recommend approval of this Record Plan to the City Planning Commission with the following conditions:

1. Detailed stormwater drainage calculations and plans incorporating retention and/or detention and erosion control during construction shall be approved by the City Engineer.
2. The southern cul-de-sac street shall be renamed subject to approval by the Planning Commission.
3. In lieu of completion of the required improvements prior to the recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville and a Subdivider's Agreement entered into with the City by the developer.
4. Prior to the signing of the Record Plat by the City, the developer shall pay a fee-in-lieu of parkland dedication in

accordance with the provisions of City Ordinance 15-86, the City Parkland Dedication Ordinance.

Developer Peter Zierolf explained the fact that stormwater detention will be maintained off site by the Beerman Company as recommended by the City Engineer.

Director of Finance William Bettcher outlined for Council the debt situation for the City of Centerville now and possibilities in the future. He reviewed variables to be considered when borrowing money.

Discussion followed relative to a construction timetable for the entire Yankee Trace Golf Course Community. This matter will be further discussed during a Work Session scheduled for Wednesday, June 10, 1992 to begin at 6:00 P.M.

Council concurred that the following reappointments be made:

James Teske, Chairman - Historical Commission.

Margaret Redman, Chairman - Arts Commission.

Mary Bolton - Arts Commission.

Cathy Jeffers - Arts Commission.

Anita Looper - Arts Commission.

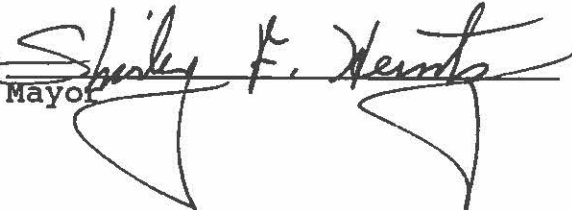
John McGee - Arts Commission.

Jim McCutcheon - Arts Commission.

Michael Fanning - City Beautiful Commission.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved:

  
Mayor