

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JULY 13, 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  
James Singer  
Clerk of Council Marilyn McLaughlin  
City Manager Gregory Horn  
Assistant City Manager Michael Haverland  
City Planner Alan Schwab  
City Engineer Norbert Hoffman  
Director of Recreational Services James Reppert  
Assistant to the City Manager Judith Gilleland

Bryan Choi, Gerald Sullivan and Tom Hesse, Architects Associated, were present at this meeting to discuss with Council an architectural model and revised Site Plan for the Yankee Trace Clubhouse. Comparisons were offered concerning balconies and interior stairways. Mr. Choi identified the size of the portico at the front entrance to the clubhouse. He explained two renderings for interior stairways and outlined advantages and disadvantages characteristic of both (one circular stairway vs two stairways to the second floor from the clubhouse lobby. Discussion followed relative to the safety, practicality, and appearance of each rendering. Mayor Heintz suggested that if two stairways were decided upon, perhaps there could be a slight curve at their origin. The majority of Council concurred that the double stairway concept be used, making it as pleasing aesthetically as possible. Mr. Choi offered examples of a split balcony vs a wrap around balcony on the portion of the clubhouse which extends to the east from the rear of the building. Discussion followed relative to the potential use of the second floor balcony, the appearance of the wrap around balcony, and the view obstruction balconies could cause for occupants inside the clubhouse. Concern was expressed with the lack of egress for golfers to the second floor balcony. The majority of Council concurred with double balconies (one on each side of the building, first and second floor) Mr. Choi reviewed for Council a revised Site Plan which reduces the lake at the entrance into the golf course to two thirds in size. This design for the parking lot entrance is necessary in order to provide an attractive view of the clubhouse from Yankee Street. Council concurred with this revised Site Plan.

Mr. Horn reviewed for Council a memo prepared by Mr. Haverland relative to additional engineering services needed for utilities required by Montgomery County to serve the Yankee Trace golf course community. Montgomery County is requiring the installation of a 16 inch water main and two sanitary trunk sewers which will ultimately serve the residential developments in and around the golf course. After negotiations between Gene Bates and the City of Centerville, a total cost for these design fees would be \$26,450.00. These utilities should be put in place while the golf course is being excavated and before it is at final grade. Following discussion, Council concurred to proceed with this add on to Mr. Bates' original contract.

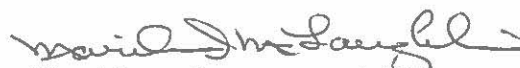
Mr. Hoffman updated Council on the status of the widening of Wilmington Pike from Brown Road south to Bellmeade Drive. Issue Two Funds have been approved for the City of Centerville, construction plans will be completed in September, and right-of-way acquisition will take place during October, November and December of 1992. The project has been downgraded to extend from Brown Road to State Route 725 at this time.

Mr. Compton reviewed progress being made with a petition to annex City owned property to the City of Centerville. Upon suggestion of Municipal Attorney Robert Farquhar, legislation will be introduced by City Council July 20, 1992 and set for Public Hearing addressing all issues involved in the "Annexation of 466.112 Acres from Washington Township, Montgomery County, Ohio, To City of Centerville" before the Court of Appeals. Mr. Beasley suggested that this annexation petition and one addressed earlier be submitted to the Montgomery County Commissioners simultaneously. Mrs. Beals explained the fact that the City is proceeding under the advice of Attorneys Richard Brahm and Robert Farquhar. Council concurred that Mr. Compton discuss this matter with Mr. Brahm and Mr. Farquhar and if no problem is apparent, concurrent filings take place.

Discussion followed relative to the reactivation of Centerville's Three Mile Jurisdiction in Washington Township. Pros and cons were considered concerning control for City owned property vs certain areas in Washington Township vs Three Mile Jurisdiction in general. This matter will be further analyzed by Mr. Horn for a report to Council during the next Work Session Meeting.

Mr. Horn reviewed his recent meeting with Dayton Power and Light Representatives concerning street lighting in the Architectural Preservation District. Negotiations are continuing for an acceptable design in the district. The estimated cost of lighting proposed by DP&L is \$2,000.00 per light.

Mr. Beasley expressed concern with the expenses incurred on Benham's Grove since the purchase of the Gerber property in 1991 and the fact that Council was not apprised of costs involved during the restoration process. Mrs. Beals explained the fact that costs were not known when commitments were made. Members of Council express their desire to be better informed as projects of this magnitude develop.



Marilyn J. McLaughlin  
Clerk of Council

Approved:

