

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
SEPTEMBER 28, 1992

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

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

Mr. Horn updated Council on the development of a Logo for the Yankee Trace Golf Course. Mr. Jack Kaser shared with Council renderings prepared by Penny-Ohlmann-Neiman, Inc. Discussion followed relative to emphasis on Centerville in the Logo. After exclusions were made during the selection process, two possibilities remained. These two proposed Logos will be redrafted making Centerville more predominant for Council's consideration.

Mr. Horn outlined for Council progress being made with the construction of the Yankee Trace Golf Course. Council will meet for a tour of the course on Saturday, October 3, 1992 at 8:00 A.M. beginning at the house at the southern end of the course.

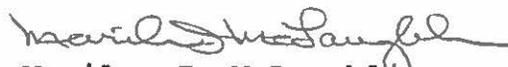
Mr. Horn reviewed revised drawings prepared by Bryan Choi, Architects Associated, for a two story and a one story Yankee Trace Clubhouse, each estimated to cost from \$1,650,000 to \$1,730,000. The cost to construct the one story building is less than the two story and provides more usable space. The total estimated cost with this down scaled clubhouse and all other facilities is \$3,091,000. Upon request of Council, a comparison will be prepared outlining differences between present renderings of the clubhouse and those previously considered.

Mr. Schwab identified the location of the proposed extension of Clio Road (Phase Three) from Bigger Road to Wilmington Pike. He updated Council on the assessment procedure to be followed for the construction of this roadway. All property owners involved in this project signed petitions approximately one year previous for this assessment program. Since that time property owned by Nestle Creek has been subdivided, individual lots sold and

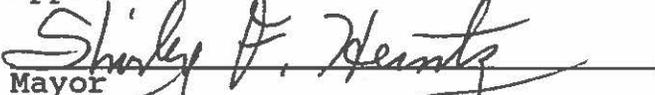
developed. As a result individual lot owners and property owners in Nestle Creek and Lexington Meadows will be assessed for a portion of the cost for the property previously petitioned for by John G. Black Enterprises, Inc. and Hills Developers. Property owners were made aware of this proposed individual assessment at time of purchase. Through this procedure owners were given the opportunity to purchase real estate at a lower cost than they would have otherwise experienced. Mr. Schwab explained the fact that if the assessment would have been born solely by Black and Hills, the price of real estate would have been increased in order to cover the cost of this improvement. Legislation is being prepared at this time by our Bond Counsel to begin this assessment process. Council stressed the importance of property owners having a clear explanation of this assessment and the reason they are being assessed even if they are not adjacent to proposed Clyo Road.

Mr. Hoffman reviewed for Council progress being made on the construction of the detention basin in the Iron Horse Park. Montgomery County is requiring the sanitary sewer under the basin be lined at a cost of \$49,280. This item will be further negotiated between the City of Centerville and Montgomery County Sanitary Engineering Department. Council stressed the importance of residents in the area being updated as to what they may expect as the finished product. Mr. Kingseed was not present during this item on the agenda.

Mr. Horn explained to Council a request by Irvin Construction Company to rent the Miller House on Yankee Street from the City of Centerville for up to one year for employees to stay while working on the Yankee Trace Golf Course. Council concurred with this request.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Shirley A. Heintz
Mayor