

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, May 18, 2015, at 7:30 P.M. in the Council Chambers of the Centerville Municipal Building. The meeting was opened with an Invocation given by Pastor Jon Gibson of Living Hope Church and the Pledge of Allegiance with Deputy Mayor Brooks Compton presiding. Council Members and City Staff present were as follows:

Council Members John Beals
 Paul Gresham
 John Palcher
 JoAnne Rau

Clerk of Council Debra James
City Manager Gregory Horn
Finance Director Steven Hinshaw
Economic Development Administrator Nathan Cahall
Public Works Director Douglas Spittler
City Engineer James Brinegar
Assistant to the City Manager Jennifer Wilder
Assistant to the City Manager Kristen Gopman
Community Resources Coordinator Maureen Russell Hodgson
Municipal Attorney Scott Liberman

The minutes of the following meetings had been distributed prior to this meeting:

Council Meetings -	April 20, 2015. May 04, 2015.
Work Session Meetings –	April 20, 2015. May 11, 2015.
Neighborhood Meeting -	May 04, 2015.

Mr. Beals made a motion to excuse Mayor Kingseed and Mrs. Kenley from the meeting. Dr. Gresham seconded the motion. The motion passed 5-0.

Mr. Palcher made a motion to approve the minutes as distributed. Mrs. Rau seconded the motion. The motion passed with five ayes. Dr. Gresham abstained from the vote on the minutes of the two meetings held May 4, 2015, because he was absent.

Mrs. James announced that the public hearing scheduled for this date had been cancelled, because Mr. Mark Locke of Ryan Homes had withdrawn the application for the Preliminary Development Plan for property located at 700 East Alex-Bell Road which proposed 87 duplexes.

Deputy Mayor Compton welcomed Mr. Arnie Biondo, recently appointed Director of the Centerville-Washington Park District, who came to Centerville from Chicago. He said he was delighted to be part of a community with such a wonderful park system. He encouraged residents to fill out a survey at cwpd.org to provide a vision for the future and to clarify areas for improvement.

In the Mayor's Report, Deputy Mayor Compton highlighted the following:

- Mr. Beals read the proclamation regarding "National Public Works Week" to be celebrated May 17-23, 2015. When Deputy Mayor Compton asked Mr. Horn for an update on the annual Clean Sweep Week, Mr. Horn stated that Clean Sweep Week was a huge success and commended the Public Works Crews. He noted two issues that caused some confusion and frustration. Large amounts of brush that are not able to be bundled should be handled through a tree service, and mattresses need to be wrapped in plastic covers.
- Mrs. Rau read the proclamation designating May 21, 2015, as Senior Recognition Day for the Class of 2015 at Centerville High School.
- He announced a Memorial Day ceremony will be held at the Veterans Memorial at Stubbs Park, 255 West Spring Valley Road at 9:00 a.m. on Monday, May 25, 2015. The public is invited to attend.
- He shared that Woodbourne Library is holding a ribbon cutting for the new access road off S.R. 48 at North Village Drive. The celebration will be Thursday, May 21 at 10:00 a.m.
- The Relay for Life event was held on Saturday, May 16, 2015 at the Centerville High School stadium. Deputy Mayor Compton thanked Carrie Miller for her hard work with the event.

In the City Manager's Report, Mr. Horn reported the following:

- He announced the Hithergreen Golf Outing was held on this date at the Golf Club at Yankee Trace. He congratulated Golf Superintendent Mr. Terry Taylor and his crews regarding the excellent condition of the course.
- He congratulated Chief Robertson and his staff for the smooth transition of the West Carrollton Fire and EMS dispatch services to the Centerville Police Headquarters.
- When he asked Mr. Spitler for an update on the construction projects at Feedwire Road at Wilmington Pike, Mr. Spitler stated Feedwire Road was open with crews wrapping up a few details. On Wilmington Pike, crews were installing a new signal at the intersection with Dille Drive. Activity at the Cracker Barrel Restaurant is expected for 3-4 more weeks because of the complexity of the utility work with Vectren, DP&L and AT&T.

Mrs. Gopman outlined property maintenance code violations and resolutions for the month of April, as well as the community calendar for the months of May and June.

APPLICATION P-2015-0021: REPLAT TO COMBINE PARCELS
APPLICANT: KAREN LAMPE, ITHKICAN ENTERPRISES, LLC.
LOCATION: 6775-6883 WILMINGTON PIKE

Due to a conflict of interest, Deputy Mayor Compton recused himself from the meeting and turned the gavel over to Dr. Gresham. Mr. Rodney made the staff presentation for the request to replat 4.5 acres, zoned R-1C, Single Family Residential, to prepare the site for the

construction of a Montessori School. Three lots would be consolidated into one. He pointed out distinguishing features—a right-of-way item and a waterline easement. For the right-of-way, a license agreement would be required to allow the new driveway to cross about 30 feet of public right-of-way leftover when Wilmington Pike was realigned. The Planning Commission recommended approval of the application subject to the following three conditions:

1. A License Agreement shall be entered into between the City of Centerville and the Applicant or Property Owner to permit the private use of public right-of-way for the proposed driveway connection to White's Corner. Such Agreement shall be approved and signed by all parties prior to final approval of the plat.
2. Curb, sidewalk, and driveway construction within the public right-of-way shall be completed in accordance with the engineer's certified construction documents and cost estimate provided by the Applicant and approved by the City Engineer.
3. Guarantees for construction and maintenance of work within the public right-of-way shall be provided prior to final approval of the plat in accordance with Article 9.17 of the Unified Development Ordinance.

Karen Lampe, President of Creative World of Montessori, stated excitement about the new school and thanked Council and Staff for working through the details.

Council made several inquiries about the school. Mrs. Lampe explained that she and her husband own a couple of early childhood programs/Montessori schools in the Miami Valley area. Opening for the 2016 school year, this Montessori School would be pre-school through eighth grade. When asked about noise, she responded that her representatives had worked with the City to determine the proper setbacks. She noted there was a beautiful natural tree line that breaks the space between the surrounding property and the playground.

Mr. Beals made a motion for approval of the replat for Application P-2015-0021, subject to the three conditions recommended by the Planning Commission. Mr. Palcher seconded the motion. The motion passed with a vote of 4-0.

Mr. Compton re-entered the meeting at this time and Dr. Gresham handed the gavel back.

APPLICATION P-2015-0022: REPLAT OF E & E PLAT
APPLICANT: JOHN HALEY FOR HALEY-DUSA ENGINEERING
& SURVEYING GROUP, LLC.
LOCATION: 25 AND 29 EAST FRANKLIN STREET

Mr. Rodney presented the staff report for the request to replat the properties at 25 and 29 East Franklin Street from three lots to two. Each building would be on a separate lot, with blanket cross-access and parking easements. He located the 0.5+ acre site on an aerial map, pointed out the blanket easement for joint one-way ingress and egress, an alley easement to the north and dedication of right-of-way along Franklin Street. He noted that the building at 25 East Franklin Street encroaches about 1.2 feet onto the public right-of-way. He pointed out the license agreement required with the replat was ready for submittal to the Montgomery County Recorder. The Planning Commission recommended approval of the replat, subject to the following condition:

1. The building on Lot #1 may encroach 1.2 feet into the public right-of-way as noted on the plat document.

Dr. Gresham made a motion to recommend approval of the plat, subject to one condition, as recommended by the Planning Commission. Mr. Beals seconded the motion. The motion passed with a vote of 5-0.

Deputy Mayor explained that the Consent Agenda contains routine procedural and administrative matters which the Council had discussed in Works Sessions. Council Members read the Consent Agenda items into the record.

- A. Ordinance Number 08-15, An Ordinance To Amend Ordinance Number 25-14 To Make Appropriations For The Current Expenses And Other Expenditures Of The City Of Centerville, State Of Ohio, During The Fiscal Year Ended December 31, 2015, be set for Public Hearing on June 15, 2015.
- B. Ordinance Number 7-15, An Ordinance Amending Section 1424.01, Regarding Adoption Of Standardized Building And Housing Codes, be set for Public Hearing on June 15, 2015.
- C. Ordinance Number 8-15, An Ordinance Establishing New Chapter 1490 "Pre-Sale Inspection" Of The Codified Ordinances Of The City Of Centerville, Ohio, be set for Public Hearing on June 15, 2015.
- D. Resolution Number 31-15, A Resolution Accepting The Bid Submitted By Adleta's, Inc. Of Cincinnati, Ohio For The 2015 Concrete Program (Project SS-1C-15) For Concrete Repair On Streets And Sidewalks And Authorizing The City Manager To Enter Into A Contract In Connection Therewith.
- E. Reappointment of Ginny Strausburg as Chair to the Arts Commission for a term of one year.

Mrs. Rau asked Mr. Horn to explain Item "C" concerning Pre-Sale Inspection Program. He pointed out Council concerns about property maintenance issues for our housing stock, since a large number of homes were built in the 1960's and 70's. The ordinance would authorize an exterior inspection program that would include roofing, siding deficiencies, problems with windows, broken concrete, and exterior steps. Items found to be deficient would need to be repaired prior to the sale of the home. He said staff would have a detailed presentation at the public hearing on June 15.

The Deputy Mayor asked Dr. Hinshaw for a very brief explanation of Item "A" regarding budget revisions. Dr. Hinshaw stated several items necessitated relatively minor revisions to the budget at this time. He said he would give a detailed explanation on June 15.

Dr. Gresham sponsored the Consent Agenda items and moved for their approval. Mrs. Rau seconded the motion. The motion passed 5-0.

PUBLIC HEARING: ORDINANCE NUMBER 05-15
AMEND SECTION 5-PAY ORDINANCE CITY OF CENTERVILLE EMPLOYEES

Mrs. Wilder explained that this ordinance came before Council for minor adjustments to pay ranges and position classifications that were not captured in the annual pay ordinance that was passed in January of this year. The Auditor of State requires an ordinance to authorize all employee compensation.

Deputy-Mayor Compton opened the public hearing. Seeing that no one came forward to speak, he closed the public hearing.

Mr. Beals sponsored Ordinance 05-15, An Ordinance To Amend Section 5 And Subsection A Of Attachment A Of Ordinance 27-14 Establishing Class Titles, Pay Ranges, Grades, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio, and moved for its approval. Mr. Palcher seconded the motion. The motion passed with five ayes.

PUBLIC HEARING: ORDINANCE 35-14
UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT
PARKING FEE-IN-LIEU PROGRAM

Mr. Rodney gave the staff presentation for the proposed Parking Fee-in-Lieu Program. He said the goal of the ordinance was to meet long-term needs for additional parking in the Architectural Preservation District, while giving businesses wanting to locate in the district an additional option for meeting ordinance requirements for the minimum number of parking spaces. He stressed that this was a voluntary option available to businesses that already had at least 50% of their needed spaces. It was hoped the program would promote extra uses, protect current historic structures from being razed for parking, and benefit the entire district over the long run. A graduated fee schedule would require a property owner to pay a fair share toward public parking. In order to avoid annual updates, the fee schedule was tied to the Consumer Price Index. The fee would be non-refundable. Mr. Rodney further explained the items for which the collected funds could be spent.

Mrs. Rau sponsored Ordinance No. 35-14, An Ordinance Amending Ordinance 14-08, Chapter 1216 Of The Centerville Municipal Code, The Unified Development Ordinance For The City Of Centerville, Ohio, To Amend Section 9.33 Parking Fee-In-Lieu, and moved for its approval. Dr. Gresham seconded the motion. The motion passed with five ayes.

EMERGENCY ORDINANCE NO. 06-15
MUNICIPAL CODE AMENDMENT SECTION 1424.01
ADOPTION OF STANDARDIZED BUILDING AND HOUSING CODES

Mr. Cahall explained this ordinance was a housekeeping measure for adoption of an updated National Electrical Code to be used by the Building Inspection Department. This revision, the NFPA 70 - 2014 National Electrical Code, was published by the National Fire Protection Association. The Emergency Ordinance was needed to allow the updating of references in the Municipal Code, so the new regulations could become effective immediately.

Mr. Palcher sponsored Emergency Ordinance 06-15, An Emergency Ordinance Amending Section 1424.01, Regarding Adoption Of Standardized Building And Housing Codes. Mr. Beals seconded the motion. The motion passed unanimously 6-0.

There being no further business, the meeting was adjourned. The next meeting of the Centerville City Council was scheduled for June 15, 2015.

Approved: *Brian A. Crayton*
Mayor

ATTEST: *Debra A. James*
Clerk of Council