

# RECORD OF PROCEEDINGS

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Minutes of

COUNCIL

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held

March 5,

/16 2001

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, March 5, 2001, at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Deputy-Mayor James Singer, and the Pledge of Allegiance to the Flag with Mayor Sally Beals presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor	James Singer
Councilmembers	Susan Lienesch
	Paul Gresham
	C. Mark Kingseed
	Douglas Cline
	Roger Krass
Clerk of Council	Marilyn McLaughlin
Assistant City Manager	Judith Gilleland
City Planner	Steve Feverston
Interim Public Works Director	Donald Hill
Assistant to the City Manager	Jesse Lightle

Mayor Beals administered the Oath of Office to Centerville Arts Commission member Heather Mendelson.

## ORDINANCE NUMBER 9-01 MUNICIPAL CODE UPDATE

Miss Gilleland reviewed a proposed Ordinance to adopt changes to the Centerville Municipal Code. Annually the Municipal Code is recodified to include Ordinances and Resolutions passed since the past update and to incorporate recent amendments to the Ohio Revised Code. Mr. Kingseed moved that Ordinance Number 9-01, An Ordinance Approving The Editing And Inclusion Of Certain Ordinances And Resolutions As Parts Of The Various Component Codes Of The Codified Ordinances; Providing For The Adoption And Publication Of New Matter In The Updated And Revised Codified Ordinances; And Repealing Ordinances And Resolutions In Conflict Therewith, be set for Public Hearing on March 19, 2001. Mrs. Lienesch seconded the motion. The motion passed unanimously.

## THE FRANCISCAN AT ST. LEONARD EXTENSION OF MASTER PLAN APPROVAL

Mr. Feverston reviewed a request received from The Franciscan at St. Leonard for a two year extension of City Council's approval of their Master Plan on March 15, 1999. In accordance with the Zoning Ordinance this Plan expires after a period of two years. Mr. Feverston stated that nothing has changed between the Master Plan approved in 1999 and the Master Plan being discussed at this time. As part of this Master Plan approval roadway improvements are required to Centerville Station Road and Clyo Road to be completed within a five year period from March 15, 1999 regardless of the status of the balance of the development. City Staff recommended the extension of the Master Plan approval for an additional two years and that the roadway improvement requirement remain five years from March 15, 1999. Mr. Feverston explained that roadway improvements will take place along with the development of

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undeveloped parcels. Mr. Feverston identified the various sections of the Master Plan which have been developed and the areas yet to be developed. He identified roadway improvements as follows:

Clyo Road - curb, gutter, storm sewer, hiker/biker path, and ½ lane of pavement at an estimated cost in 1999 of \$500,000.00.

Centerville Station Road - ½ to 1 full lane of pavement and curb at an estimated cost of \$130,000.00. The hiker/biker path in this area has already been completed.

Upon question of Mayor Beals, Mr. Feverston advised that the drainage improvements along Centerville Station Road were included in the City's Capital Improvement Program and therefore were put in place by the City. Right-of-way has been dedicated along Centerville Station Road and Clyo Road by The Franciscan at St. Leonard.

In answer to a question of Mr. Singer, Mr. Feverston advised that there has been no physical improvement done to the subject property since the March 15, 1999 approval. He pointed out that if no development takes place and the approval expires, The Franciscan at St. Leonard is not obligated to provide roadway improvements to Centerville Station Road and Clyo Road.

Gary Scanlon, Miller-Valentine, 4000 Miller-Valentine Court, representing The Franciscan at St. Leonard, explained that there have been no changes to the Master Plan. Development plans have been delayed due to a change in ownership. They plan to be up and running within the next two years. Mr. Scanlon asked that the approval of the Master Plan and all conditions be extended for a period of two years. He explained that parcels as they are developed will support roadway improvements. Mr. Scanlon advised that it will not be financially feasible to complete the roadway improvements by March 15, 2004. He stated that they are not prepared to move forward with a two year extension on the Master Plan without a two year extension on the roadway improvements.

Mayor Beals expressed dissatisfaction with the slow process in which The Franciscan at St. Leonard has developed and improvements put in place. Mr. Singer, recognizing the events which have taken place relative to The Franciscan at St. Leonard over the past two years, moved that the request submitted by The Franciscan at St. Leonard for an extension of two years be granted for the entire package. Mrs. Lienesch seconded the motion. A roll call vote resulted in four ayes in favor of the motion; Mayor Beals, Mr. Krass and Mr. Kingseed voted no.

#### RESOLUTION NUMBER 22-01 DUMP TRUCK

Mr. Hill advised that twelve bids were received for the purchase of a 4 cu. yard dump truck for the City of Centerville. Bob McDorman Chevrolet was the low bidder; however, the tires included in the bid did not meet the City's specifications. They have agreed to upgrade the tires to meet specifications for a total additional cost of \$262.00. With this amount added to their bid, Bob McDorman Chevrolet remains the low and best bidder. City Staff recommended acceptance of the bid submitted by Bob McDorman Chevrolet for a total price of \$49,139.00. Mr. Cline sponsored Resolution Number 22-01, A Resolution Accepting The Bid Submitted By Bob McDorman Chevrolet, For The Purchase Of One 4 Cu. Yard Dump Truck With Hydraulics For The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Dr. Gresham seconded the motion. The motion passed by unanimous vote.

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## RESOLUTION NUMBER 23-01 REAR LOADER PACKER

Mr. Hill advised that eight bids were received for the purchase of a rear loader packer, mounted on a tandem axle chassis for the City of Centerville. He explained the equipment included in the bid submitted by the low bidder, Stoops Freightliner of Dayton in the amount of \$109,303.00. Mr. Hill recommended acceptance of this low bid. Mr. Krass sponsored Resolution Number 23-01, A Resolution Accepting The Bid Submitted By Stoops Freightliner-Quality Trailer, Inc. For The Purchase Of A Rear Loader Packer Body, Mounted On A Tandem Axle Chassis, Complete For The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr. Cline seconded the motion. The motion passed unanimously.

## RESOLUTION NUMBER 24-01 KETTERING JAIL USAGE

Miss Gilleland reviewed an ongoing Agreement between the City of Centerville and the City of Kettering for the confinement of Centerville's male prisoners in the Kettering Municipal Jail. This Agreement includes an increase in fees. Dr. Gresham sponsored Resolution Number 24-01, A Resolution Authorizing The City Manager On Behalf Of The City Of Centerville, To Enter Into An Agreement With The City Of Kettering For The Confinement Of Male Prisoners In The Kettering Municipal Jail, and moved that it be passed. Mrs. Lienesch seconded the motion. The motion passed by unanimous vote of City Council.

There being no further business, the meeting was adjourned.

Approved: \_\_\_\_\_

Mayor

*Sally D. Beah*

ATTEST:

*Marie J. Saughel*  
Clerk of Council