

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held May 21,

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, May 21, 2001, at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Thomas Kuhn, Pastor of the Church of the Incarnation and City Chaplain, and the Pledge of Allegiance to the Flag with Mayor Sally Beals presiding. Councilmembers and City Staff present were as follows:

Councilmembers Susan Lienesch
Paul Gresham
C. Mark Kingseed
Douglas Cline

Clerk of Council Marilyn McLaughlin
Assistant to the Clerk of Council Debra James
City Manager Gregory Horn
Assistant City Manager Judith Gilleland
Public Works Director Steve Weaver
Assistant to the City Manager Jesse Lightle

Mayor Beals presented Reverend Kuhn with a picture of the Centerville Municipal Building in appreciation for his service to the City of Centerville as City Chaplain for the past ten years.

Mayor Beals advised that Councilmember Roger Krass has been delayed in South Carolina and Deputy-Mayor James Singer will be arriving late for this meeting. Mrs. Lienesch moved that Councilmember Roger Krass and Deputy-Mayor James Singer be excused from this meeting. Mr. Cline seconded the motion. The motion passed unanimously.

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

Council Meeting - April 16, 2001.
- April 30, 2001.
- May 7, 2001.

Work Session Meetings - April 9, 2001.
- April 16, 2001.
- April 23, 2001.
- May 7, 2001.
- May 14, 2001.

Mr. Cline moved that the minutes of the foregoing meetings be approved, as distributed. Mr. Kingseed seconded the motion. The motion passed by unanimous vote.

Mayor Beals administered the Oath of Office to Sister City Committee member Judith Baker.

Julia Maxton, President/Executive Director for the South Metro Regional Chamber of Commerce was present at this meeting to provide an update on Chamber activities. Corporate membership has increased to over 840. She announced the Spring Business After Hours to be held on Tuesday, May 22, 2001 at the Gallery at Yankee Trace to begin at 5:30 P.M. This will be a special salute to Wright Patterson Air Force Base. Mrs. Maxton shared results of an

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independent survey of business members and non-members conducted by The University of Dayton to determine their awareness of programs provided by the Chamber. She announced that Centerville City School Superintendent Frank DePalma will be the Chairman of the Board for the year 2002.

Mayor Beals announced the following events which have taken place and will take place during the coming weeks:

She welcomed back Public Works Director Steve Weaver.

The City's congratulations and best wishes were extended to retiring Centerville High School Principal Dave McDaniel.

Youth in Government Day was held in Centerville on April 17, 2001.

The Volunteer Salute was held on April 19, 2001 with Bernard Young being designated as Volunteer of the Year.

An exchange took place in April between students from Centerville High School and the High School in Centerville's Sister City Waterloo, Ontario Canada.

Arbor Day in Centerville was held on April 26, 2001 which consisted of the planting of fifteen trees along Wilmington Pike commemorating the fifteen years Centerville has been a Tree City USA.

Two new businesses opened their doors in Centerville: The Goddard School on South Main Street and State Farm Insurance on West Franklin Street.

Four DARE graduations were held: Incarnation School, Spring Valley Academy, Cline Elementary and Stingley Elementary.

Congratulations were extended to Dr. Paul Gresham upon receiving the ninth honorary heart award for volunteerism presented by the Sunrise Center.

Mayor Beals attended a meeting of the Energy Environment and Natural Resources Committee of the National League of Cities in Richmond, Virginia. Studied at this meeting was water infrastructure and programs to keep drinking water safe in the future.

The BUY.COM Dayton Open Golf Tournament will again be held at The Golf Club at Yankee Trace June 18-24, 2001. Volunteers are still needed for the success of this tournament.

Mayor Beals advised that she has received letters from sixth grade students at Magsig Middle School. Most of these letters centered on future uses for the K-Mart building on South Main Street in Centerville.

May 13-19, 2001 was proclaimed as National Historic Preservation Week in Centerville.

June 14, 2001 was proclaimed as National Flag Day in the City of Centerville.

Dog walkers were asked to leave only their footprints behind.

Mayor Beals asked that people traverse with caution with school nearing completion.

Mr. Horn advised the following during his City Manager's Report:

Public Works Director Steve Weaver was welcomed back.

Chris Pozzuto has begun his employment as Centerville's Economic Development Administrator.

A contract has been executed with Quality Golf Inc. for the construction of six additional golf holes at Yankee Trace. Work began this date on site.

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Utility work is underway along Alexandersville-Bellbrook Road from Loop Road to Bigger Road in preparation for the widening and reconstruction of SR725. The Ohio Department of Transportation will bid this project out on or about June 6, 2001.

The construction of the new Centerville Police facility is progressing well. It is anticipated that the facility will be ready for occupancy the first of 2002.

Operation Clean Sweep in Centerville concluded with record activity relative to tonnage levels.

Volunteers are needed for the BUY.COM Dayton Open Golf Tournament being held at The Golf Club at Yankee Trace June 18-24, 2001. Corporate support has been very good this year.

Miss Gilleland outlined code violations and resolutions for the month of April, 2001 as well as the community calendar for the coming month.

ORDINANCE NUMBER 19-01 ZONING ORDINANCE AMENDMENT
CHARTER ONE CORPORATION REZONING

Mr. Horn identified the location of a 0.887 acre parcel of land for which a Rezoning Request has been filed by Charter One Corporation. The property is situated north of East Alexandersville-Bellbrook Road approximately 400 feet east of Penridge. Dr. Gresham moved that Ordinance Number 19-01, An Ordinance Amending Ordinance Number 11-86 Dated July 21, 1986, The Zoning Ordinance By Rezoning 0.887 Acres, More or Less, From B-2, General Business Zone Classification To R-1c, Single-Family Residential Zone Classification, be set for Public Hearing on July 16, 2001. Mrs. Lienesch seconded the motion. The motion passed unanimously.

Mr. Darren Ghanayem, 475 Shirley Ann Drive, appeared before Council to express concern with the construction of new buildings, these buildings remaining empty following construction, and older buildings remaining empty for an extended period of time. He asked that City tax revenue be used appropriately. Mayor Beals explained the difference between a city and a township and pointed out that a City assumes much more responsibility for services than a township thus the necessity for an income tax. She pointed out that the real estate tax in the City of Centerville is lower than that of Washington Township; the City receives very little of the property tax. Mr. Horn advised that government cannot tell a tenant where they must locate. The City of Centerville has had a reduction in retail zoned areas through the years. Mr. Ghanayem asked that consideration be given to a penalty being established for owners who construct a new building with no tenants in mind. Mr. Horn explained that this suggestion would have to be considered on a regional level.

2002 TAX BUDGET

Mr. Horn advised that the Tax Budget for the year 2002 for the City of Centerville must be submitted to the Montgomery County Auditor on or before July 15, 2001. Mr. Kingseed moved that the 2002 Tax Budget for the City of Centerville for submission to the County Auditor be set for Public Hearing on June 18, 2001. Mrs. Lienesch seconded the motion. The motion

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passed unanimously.

ORDINANCE NUMBER 20-01 ALEXANDERSVILLE-BELLBROOK ROAD
RESURFACING FROM BIGGER ROAD TO WILMINGTON PIKE

Mr. Horn reviewed a proposed Ordinance to cooperate with the Ohio Department of Transportation for the resurfacing of Alexandersville-Bellbrook Road from Bigger Road to Wilmington Pike. The City's Engineering Department has been coordinating with ODOT the widening and reconstruction of SR725 from Loop Road to Bigger Road to be completed in the year 2002. This Ordinance will provide for the resurfacing of said roadway from Bigger Road to Wilmington Pike. This is a 80-20 percent financial split with Centerville paying the 20 percent. Additionally the City will pay 100 percent of the cost to install and/or repair curb ramps at all necessary intersections to ensure compliance with the Americans with Disabilities Act. Dr. Gresham moved that Ordinance Number 20-01, An Ordinance Enacted By The City Of Centerville To Cooperate With The State Of Ohio, Department Of Transportation For The Resurfacing Of State Route 725 (Alexandersville-Bellbrook Road) From Bigger Road To The Greene/Montgomery County Line, be set for Public Hearing on June 18, 2001. Mr. Cline seconded the motion. The motion passed by unanimous vote of City Council.

RESOLUTION NUMBER 44-01 SANITARY SEWER EASEMENT TO
MONTGOMERY COUNTY

Mr. Horn outlined a request received from Montgomery County for an easement to install a sanitary sewer across property owned by the City of Centerville to provide service across Paragon Road to property owned by Yankee Trace Development, Inc. Mr. Kingseed sponsored Resolution Number 44-01, A Resolution Authorizing The City Manager To Grant An Easement, On Behalf Of The City Of Centerville, To The Board of County Commissioners Of Montgomery County, Ohio To Install A Sanitary Sewer Across Property Owned By The City Of Centerville, and moved that it be passed. Dr. Gresham seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 45-01 ACCESS AGREEMENT BETWEEN
CITY OF CENTERVILLE AND YANKEE TRACE DEVELOPMENT, INC.

Mr. Horn reviewed a proposed Access Agreement between the City of Centerville and Yankee Trace Development, Inc. to grant unto the City the right to enter upon the New Golf Property and to commence construction thereon of the New Golf Course. This permits City's contractors, subcontractors and material suppliers to enter upon the New Golf Property and to conduct construction activities thereon as necessary to commence construction of the New Golf Course. Mr. Horn asked that the expiration date for this Access Agreement be changed from May 31, 2001 to June 30, 2001. Mr. Kingseed sponsored Resolution Number 45-01, A Resolution Authorizing The City Manager To Enter Into An Access Agreement Between Yankee Trace Development, Inc. And The City Of Centerville, and moved that it be passed and that the expiration date of the Access Agreement be changed from May 31, 2001 to June 30, 2001. Mr. Cline seconded the motion. The motion passed by unanimous vote of City Council.

RECORD OF PROCEEDINGS

Minutes of

Meeting

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CENTERVILLE ARTS COMMISSION APPOINT CARLA BLEIL CHAIRMAN

Mrs. Lienesch moved that Carla Bleil be appointed as Chairman of the Centerville Arts Commission for a period of one year. Mr. Kingseed seconded the motion. The motion passed unanimously.

There being no further business, the meeting was adjourned.

Approved: Sally J Beals
Mayor

ATTEST:

Maile J. McLaughlin
Clerk of Council