

RECORD OF PROCEEDINGS

Minutes of

COUNCIL

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held August 20

19/ 2001

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, August 20, 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

Roger Krass

Douglas Cline

Assistant to the Clerk of Council Debra James

City Manager Gregory Horn

Assistant City Manager Judith Gilleland

City Engineer Norbert Hoffman

City Planner Steve Feverston

Finance Director Mark Schlagheck

Municipal Attorney Robert Farquhar

Assistant to the City Manager Jesse Lightle

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

Council Meeting - July 16, 2001.

Work Session Meetings - July 16, 2001.

- July 23, 2001.

- August 6, 2001.

Mr. Singer asked that the spelling of Reverend Cotrone in the minutes of the meeting held July 16, 2001, be corrected. Dr. Gresham moved that the foregoing meetings be approved, as amended. Mr. Krass seconded the motion. The motion passed by unanimous vote.

Mrs. James announced the receipt of letters of resignation from City Beautiful Commission members Linda Hall and Becki Freels. Mr. Kingseed moved that these letters of resignation be accepted with regret. Mr. Singer seconded the motion. The motion passed unanimously.

City Beautiful Commission member, Jerry Huffman, presented the Centerville Business Pride August award to Dr. Kulkarni, G. B. Orthodontics, 55 North Main Street.

Mayor Beals announced the following events which took place during the past month and will take place during the coming weeks:

The Centerville Arts Festival held the end of July was very successful and enjoyable.

Soaring Sounds held at the Centerville High School took place before a sell-out crowd.

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The Centerville-Washington Foundation has awarded a \$500.00 grant to the Centerville Washington Diversity Council for their Celebration Diversity Breakfast to be held in January, 2002; and a \$500.00 grant to the Centerville-Washington Township Historical Society for their brick walkway. Mayor Beals encouraged listeners to consider the Foundation for their charitable dollars.

The Centerville Methodist Church will be celebrating their new addition and renovation in September. Two celebrations will be held, one on September 15 and one on September 30.

A delegation from Centerville will be traveling to Centerville's Sister City, Waterloo, Ontario Canada for their Oktoberfest and Thanksgiving Parade, October 5 - 8, 2001.

Mayor Beals asked motorists to be aware of buses and traffic pattern changes due to school being in session.

Asphalt paving on various streets in Centerville has been completed.

A portion of Alexandersville-Bellbrook Road will be closed for several months; this is an Ohio Department of Transportation project.

A community garage sale will be held September 14 and 15, 2001, in Centerville. Residents wishing to participate should contact the City of Centerville.

Audible pedestrian signals are being installed on Alexandersville-Bellbrook Road at Cushwa Drive, North Main Street at Williamsburg Lane, and South Main Street at the Centerville Place Shopping Center to assist blind residents.

A Proclamation was issued designating September 17 - 23, 2001 as Constitution Week in the City of Centerville.

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

Traffic will be maintained on Alexandersville-Bellbrook Road between Loop Road and Clyo Road in the construction area, but will be closed from Clyo Road to Bigger Road until sometime in December, 2001.

There is a petition before Washington Township to rezone property immediately west of the Leonard E. Stubbs Memorial Park to a multi-family zone classification. This property is outside the jurisdiction of the City of Centerville. If the rezoning is granted, there is a contract pending to construct 70-80 multi-family units on the subject property. The City of Centerville, before this petition was submitted, indicated to the property owner a desire to purchase the property. If the rezoning is not granted, City Council will pursue the purchase of the property for an expansion to Stubbs Park and the zoning will remain single-family.

The construction of the new Centerville police facility is moving forward very nicely. The possibility still exists for occupancy late in the year 2001.

Progress continues with the construction of the new nine holes at The Golf Club at Yankee Trace.

Sidewalk installation in the Zengel Plat is underway and should be completed in two to three weeks.

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

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YANKEE TRACE SECTION TWENTY-FIVE RECORD PLAN

Mr. Feverston reviewed the Planning Commission meeting held August 14, 2001. He reviewed the Record Plan for Yankee Trace, Section Twenty-Five, for the development of a 12.643 acre parcel of land, zoned R-1c, Single-Family Residential, into 22 lots. This Record Plan satisfies the requirements approved in the overall Master Plan for the golf course community. Mr. Feverston located this subject property on a map which is situated in the northeastern corner of Yankee Trace. The Planning Commission expressed concern with variations in front and rear yard setbacks. They recommended the elimination of lot number 609, that lots 607 and 608 be expanded, that the private drive accessing lots 607, 608 and 609 be eliminated and that frontage be provided for lots 607 and 608 to Street A. The Planning Commission, by unanimous vote recommended approval of this Record Plan to City Council subject to the following conditions:

1. Lot 609 shall be eliminated from the Record Plan.
2. Lots 607 and 608 shall be reconfigured to provide frontage for lot 608 to Street "A" subject to approval by the Planning Department.
3. Lots 598 through 607 shall have a minimum front yard setback of 35 feet and lot 608 shall have a minimum front yard setback of 60 feet.
4. The minimum rear yard building setback for lots 606, 607 and 608 shall be 50 feet. The minimum rear yard building setback for the west lot line of lot 608 shall be 30 feet.
5. All side yard building setbacks shall be a minimum of 10 feet.
6. In accordance with the approved Residential Cluster Development, the cul-de-sac end of Street "A" shall be modified to include a reserve area in the center subject to approval by the City Planner.
7. A final grading and stormwater drainage plan shall be subject to approval by the Engineering Department.
8. Final name for the public street shall be subject to approval by the Planning Department.

Mr. Feverston reviewed the recommendation of Mr. Hoffman that this Record Plan be approved subject to the following conditions:

1. Acceptable Subdivider's Agreement.
2. Performance Bond for the public improvements (grading, drainage, curbs, pavement, etc.) in the amount of \$215,500.00.
3. Inspection Fee in the amount of \$636.00.

A one year Maintenance Bond will be required when the public improvements are completed and the Performance Bond released. The amount of the Maintenance Bond will be determined at that time.

Mrs. Lienesch moved that the Record Plan for Yankee Trace, Section Twenty-Five, be approved as recommended by the Planning Commission and City Engineer subject to all conditions, eliminating the private access drive, three lots along the south edge of the property being reconfigured into two lots, and front yard setbacks being maintained as recommended by City Staff. Mr. Kingseed seconded the motion. In answer to a question of Mayor Beals, Mr. Feverston advised that he is not concerned with the front setback established for lot number 607. The motion passed unanimously.

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ORDINANCE NUMBER 22-01 ISSUANCE OF BONDS FOR NEW GOLF HOLES

Mr. Schlagheck reviewed a proposed Ordinance to authorize the issuance of Bonds to pay the cost for constructing the additional nine holes at The Golf Club at Yankee Trace. It is anticipated that these Bonds will be issued in early September, 2001. Dr. Gresham sponsored Ordinance Number 22-01, An Ordinance Providing For The Issuance And Sale Of Bonds In The Maximum Principal Amount Of \$3,300,000 For The Purpose Of Paying Costs Of Constructing Additions To A Municipal Golf Course, Including A Cart Storage Building, An Aggregate Storage Facility, Comfort Stations, Related Roadway Improvements, Driving Range Improvements, Parking Facilities, Landscaping, Equipment, And The Acquisition Of Related Real Property, Together With All Appurtenances And Declaring An Emergency, and moved that it be passed. Mr. Cline seconded the motion. The motion passed by unanimous vote.

ORDINANCE NUMBER 23-01 REFUNDING OF BONDS
YANKEE TRACE AND SOUTH MAIN STREET IMPROVEMENTS

Mr. Schlagheck reviewed a proposed Ordinance to refund Bonds which already exist and are owed by the City of Centerville. These Bonds were originally issued in 1993 and in 1995 and were primarily for the cost of the existing Yankee Trace project and a portion of the South Main Street Improvement project. Interest rates are now more favorable; by refunding these Bonds the City can save approximately \$500,000.00 over the next 25 years. Mr. Schlagheck advised that additional savings may be realized if the City is successful in upgrading its bond rating with Moody's. Mr. Kingseed sponsored Ordinance Number 23-01, An Ordinance Providing For The Issuance And Sale Of Bonds In The Maximum Principal Amount Of \$16,600,000 For The Purpose Of Refunding Bonds Issued By The City For The Purposes Of (I) Paying Costs of Constructing A Municipal Golf Course, Including A Club House, Maintenance Building, Pump House, Utilities, Parking Facilities, Landscaping, Equipment, And All Necessary Appurtenances, (II) Acquiring Real Property For Municipal Recreational Facilities, (III) Paying Costs Of Constructing A Municipal Golf Course, Including A Clubhouse, Parking Facilities, Landscaping, Equipment, Acquiring Rights To The Use of Sanitary Sewers, Together With All Necessary Appurtenances And (IV) Paying Costs of Reconstructing And Widening South Main Street Between Certain Termini, Including Providing Curbs, Storm Sewers, Sidewalks, Water Main Adjustments, Street Lighting, Traffic Signals And Traffic Signal Improvements, And Providing Right-Of-Way, Together With All Necessary Appurtenances and Declaring An Emergency, and moved that it be passed. Mr. Cline seconded the motion. The motion passed by unanimous vote of City Council.

RESOLUTION NUMBER 66-01 DESIGNATE PUBLIC DEPOSITORY

Mr. Schlagheck advised that a fifth depository agreement has been received from Bank One, NA, for the deposit of public monies by the City of Centerville. Mr. Cline sponsored Resolution Number 66-01, A Resolution Designating A Public Depository And Awarding Public Monies, and moved that it be passed. Mr. Kingseed seconded the motion. The motion passed unanimously.

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RESOLUTION NUMBER 67-01 TRANSFER MONIES TO THE UNVOTED DEBT RETIREMENT FUND

Mr. Schlagheck advised that in the late 1970's a Property Tax Bond Issue was passed to pay for various street improvements in the City of Centerville. These Bonds were paid off in 1998. There remains \$24,560.00 in this Bond fund which is no longer needed. Mr. Schlagheck reviewed a proposed Resolution to transfer these funds from the Voted Bond Retirement Fund to the Unvoted Debt Retirement Fund to pay some of the costs for the South Main Street Improvement project. Mr. Singer sponsored Resolution Number 67-01, A Resolution Authorizing And Directing That Funds Remaining In The Voted Bond Retirement Fund Be Transferred To The Sinking Fund Known As The "Unvoted Debt Retirement Fund", and moved that it be passed. Mr. Krass seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 68-01 POLICE MONOPOLE PURCHASE

Mr. Horn reviewed a proposed Resolution ratifying his action taken to execute a contract with Engineered Endeavors Incorporated for the purchase of a monopole to be installed at the new police facility. Bids previously received for the construction of the monopole were over estimate. By breaking the construction of the monopole into segments, the City expects to install this monopole at the estimated cost of \$100,000.00. In answer to a question of Mr. Singer, Mr. Horn advised that this type of monopole is manufactured by only one source. Mr. Kingseed sponsored Resolution Number 68-01, A Resolution Ratifying The Action Of The City Manager In Executing A Contract In The Amount Of \$30,715.00 For Monopole Purchase With Engineered Endeavors Incorporated And Waiving Competitive Bidding, and moved that it be passed. Mrs. Lienesch seconded the motion. The motion passed by unanimous vote of City Council.

RESOLUTION NUMBER 69-01 DECLARE SURPLUS PROPERTY

Mr. Horn advised that the City owns a Canon copier which is no longer utilized by the City of Centerville. Dr. Gresham sponsored Resolution Number 69-01, A Resolution Declaring Specific Equipment No Longer Utilized By The City Of Centerville As Surplus Property And Authorizing The City Manager To Dispose Of Said Surplus Property In Accordance With The Guidelines As Stated Herein, and moved that it be passed. Mr. Cline seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 70-01 GENERAL INSURANCE

Mr. Schlagheck advised that the City's insurance policies are three years old and will soon expire. The City went to bid in July, 2001 and received eleven bids. He recommended that Council accept the bid submitted by Brower Insurance Agency/St. Paul Insurance for general liability, public officials liability, police professional liability and property coverage, the bid submitted by Wichert Insurance Services/Westfield Insurance for automobile coverage, all bids for umbrella liability be rejected, and that the City's current umbrella coverage be renewed with Brower Insurance Agency/St. Paul Insurance. Upon question by Mayor Beals, Mr. Schlagheck

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advised that Harry Brooks, an Insurance Consultant, reviewed all bids to determine that their premiums, policies and coverages were acceptable. In answer to a question by Dr. Gresham, Mr. Schlagheck advised that insurance increases were across the board. Mr. Horn explained the fact that the City will be paying less for insurance coverage than they were paying prior to bidding for insurance in 1998. Mr. Krass questioned why automobile coverage was not included with the other insurance coverages. Mr. Schlagheck advised that Brower does not bid for automobile insurance in the State of Ohio. Mr. Krass sponsored Resolution Number 70-01, A Resolution Accepting The Bids Submitted By The Brower Insurance Agency And Wichert Insurance Services For General Insurance For The City of Centerville; Rejecting All Bids For Umbrella Liability Insurance Coverage And Authorizing The City Manager To Enter Into An Agreement In Connection Therewith, and moved that it be passed. Mr. Cline seconded the motion. The motion passed by unanimous vote.

There being no further business, the meeting was adjourned.

Approved: Sally D. Brooks
Mayor

ATTEST:

Maryl J. Laughlin
Clerk of Council