

# RECORD OF PROCEEDINGS

Minutes of **COUNCIL MEETING**

Meeting

DAYTON LEGAL BLANK CO., FORM NO. 10148

Held May 6, 1996

19

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, May 6, 1996, at 8:00 P.M., in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilmember 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 C. Mark Kingseed  
 Councilmembers J. V. Stone  
 Brooks Compton  
 James Singer  
 James Reppert  
 Susan Lienesch  
 Clerk of Council Marilyn McLaughlin  
 Assistant Clerk of Council Peggy Whisman  
 City Manager Gregory Horn  
 Assistant City Manager Michael Haverland  
 Municipal Attorney Robert Farquhar  
 Public Works Director Steve Weaver  
 City Planner Alan Schwab

## ORDINANCE NUMBER 4-96 PROCEDURE FOR AWARDING PUBLIC CONTRACTS

The Public Hearing was held concerning Ordinance Number 4-96. Mr. Horn reviewed this proposed Ordinance to award public contracts for professional services based upon qualifications and price. The State of Ohio recently passed legislation requiring a new practice for selecting design professionals and construction management. This practice would require cities to select said services based upon qualifications only, and then negotiate price. Mr. Horn believes that the new practice would prove to be time consuming and not serve the City well. Mr. Stone sponsored Ordinance Number 4-96, An Ordinance Establishing A Procedure For Seeking Proposals And Awarding Contracts For Construction Management Contracts And Professional Design Services, and moved that it be passed. Mr. Reppert seconded the motion. The motion passed unanimously.

## CENTERVILLE CITY SCHOOLS PLANNING COMMISSION SPECIAL APPROVAL APPLICATION TOWER HEIGHTS MIDDLE SCHOOL

Mr. Schwab reviewed a Planning Commission Special Approval Application submitted by Larry Richter, Edge & Tinney Architects, Inc., on behalf of Centerville City Schools to the City Planning Commission for the expansion and renovation of Tower Heights Middle School. The Planning Commission during their meeting on April 9, 1996 referred this application to City Council, by a 3-2 vote, with the following concerns:

1. The overall height and mass of the proposed building as the parapet walls around the gym present a dramatically higher profile than the current building. The mechanical equipment should be moved and shielded as the existing equipment is on the roof of the existing building. If the gym walls could be lowered to bring down the height of the walls, it would be a substantial improvement.



# RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 1014B

Held May 6, 1996, continued

19

2. The windows in the four (4) classrooms on the back of the building with their proximity to the neighbors abutting that elevation are the only windows in the building allowing views to the neighboring properties. This is not consistent with the existing building.
3. The placement of the parking at the east end of the building and focus the play area to the south is more suitable to the purpose as described by the applicant.
4. The building design fights with the existing school building and creates an imposition to the residents to the north. A redesign to aesthetically tie the two (2) buildings together is being requested.
5. The proposed entrance design dominates the existing main entrance and will create a traffic flow problem to those entering the facility.
6. If the parking lot remains in its proposed location, more intense landscaping and berming should be provided between the parking surface and the neighborhood.

Mr. Schwab located the building at 195 North Johanna Drive on a map and reviewed building elevations. After receiving new information and revised plans from the architect, Mr. Larry Richter, Edge & Tinney Architects, Inc., City Staff recommended approval of this Planning Commission Special Approval Application with the follow conditions:

1. Lower the parapet height by 16" and remove the soldier course banding above a line even with the top of the existing school roof. By removing the upper banding the eye will be drawn to the lower horizontal bands accenting the horizontal dimension of the addition. In addition, landscaping provided around the base of the gymnasium will soften the impact of the gym to a greater extent than the minimal lowering of the building height. The newly proposed plan includes landscaping that increases trees to the north with double staggered rows without a berm. Add tall deciduous trees to the northern landscape to provide for additional screening of the gym. To the south increase the trees with double staggered rows without a berm. Around the south side of the building add a number of deciduous trees and evergreens. Also, a cluster of deciduous trees will be placed in the northeast corner of the building.
2. Final grading plan is subject to the approval of the City Engineer.
3. Stormwater drainage plan is to be approved by the City Engineer to show compliance with the City's Stormwater Drainage Control Ordinance.
4. The final lighting plan showing all exterior lighting is subject to approval by the Planning Department.

Michael Duggan, Centerville City School Board Treasurer and Project Manager, and Larry Richter, Edge & Tinney Architects, Inc., the Architect for Centerville City Schools were present to answer questions. Upon question of Mr. Stone, Mr. Richter confirmed the fact that the windows proposed on the back of the addition will remain. Mrs. Lienesch questioned when the regrading would occur and where water runoff will be directed. Mr. Duggan explained that regrading will occur at the beginning and the end of the construction project. The regrading at the end of the project will create water runoff into the fishing reserve in the northeast corner. Mrs. Lienesch also asked about the lighting on the outside of the building. Mr. Duggan responded that the majority of the lighting will be affixed to the building with the exception of three (3) free standing poles, 15' tall. The lights have been lowered from 20' to 15' as not to disturb the neighboring residents.



# RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 13148

Held May 6, 1996, continued

19

Mr. Reppert moved that the Planning Commission Special Approval Application submitted by the Centerville City Schools for the expansion and renovation of Tower Heights Middle School be approved including all City Staff recommendations. Mrs. Lienesch seconded the motion. The motion passed by unanimous vote of City Council.

## RESOLUTION NUMBER 26-96 AGREEMENT WITH MONTGOMERY COUNTY PERMANENT REPAIR OF ROADWAYS

Mr. Horn reviewed a proposed Resolution to provide for an Agreement between Montgomery County and the City of Centerville for permanent roadway repairs necessitated by County water main breaks, sewer maintenance, and manhole and valve box grade adjustments. This is the second year for such an Agreement with Montgomery County, the system works well for the City. Mr. Kingseed sponsored Resolution Number 26-96, A Resolution Authorizing And Directing The City Manager To Enter Into An Agreement Between The City Of Centerville And The Board Of County Commissioners Of Montgomery County For Permanent Repair Of Roadways Necessitated By Water And Sewer Repairs, and moved that it be passed. Mr. Compton seconded the motion. The motion passed unanimously.

## RESOLUTION NUMBER 27-96 MUNICIPAL ATTORNEY AGREEMENT

Mr. Horn advised that Municipal Attorney, Robert Farquhar requested an increase of \$10.00 per hour, \$85.00 to \$95.00 relative to the City's contract with the law firm Altick & Corwin for legal and consulting services as needed for the general operations of the City. Mr. Horn recommended approval of this increase to be retroactive to January 1, 1994. Mr. Reppert sponsored Resolution Number 27-96, A Resolution Authorizing And Directing The City Manager To Execute A Supplement To The Agreement Between The City Of Centerville And Altick & Corwin, Dated July 1, 1991, and moved that it be passed. Mr. Compton seconded the motion. The motion passed by unanimous vote.

## RESOLUTION NUMBER 28-96 GOLF COURSE DEBT RETIREMENT

Mr. Horn explained a proposed Resolution to establish a fund that would isolate moneys received from the sale of land and lots, and the rental income charged to The Golf Club at Yankee Trace. Questions were raised by Council concerning the process in which monies are transferred to and from various funds. This process will be discussed further during a future Work Session Meeting. Mr. Singer sponsored Resolution Number 28-96, A Resolution Establishing A Golf Course Debt Retirement Fund, and moved that it be passed. Mr. Compton seconded the motion. The motion passed unanimously.

## RESOLUTION NUMBER 29-96 YANKEE TRACE GASLIGHTS

Mr. Horn reviewed the following bid received for the Yankee Trace Lighting Improvement Project:

Cincinnati Gasline Company	\$29,360.85
Alternate	27,113.85



RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 10148

Held May 6, 1996, continued

19

The 21 lights bid will be installed on the west side of Yankee Street near the Homestead area. The lights are included in the first phase of the Special Assessment Financing. Upon question of Mr. Singer, Mr. Horn explained that he would continue to pursue the possibility of an automatic on/off switch for the gaslights, as promised by Great Traditions. Mr. Stone sponsored Resolution Number 30-96, A Resolution Accepting The Bid From Cincinnati Gaslite Company For The Yankee Trace Lighting Improvement Project For The City Of Centerville, And Authorizing The City Manager To Enter Into An Agreement In Connection Herewith, and moved that it be passed. Mr. Kingseed seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 30-96 4 CUBIC YARD DUMP TRUCK

Mr. Weaver reviewed the following bids received for purchase of a four (4) cubic yard dump truck cab and chassis for the City of Centerville:

McCluskey Chevrolet	\$51,235.00
	ALT. \$52,409.00
	Trade In \$ 8,000.00
Miami Valley International Trucking	\$53,178.00
	ALT. \$52,000.00
	Trade In \$ 8,000.00
White Allen Chevrolet	\$51,700.00
	Trade In \$ 5,500.00
Lindon GMC	\$50,788.00
	Trade In \$ 4,300.00

He recommended acceptance of the low and best bid received from McCluskey Chevrolet, particularly in consideration of the trade in value. Mr. Compton sponsored Resolution Number 30-96, A Resolution Accepting The Bid From McCluskey Chevrolet For A Four (4) Cubic Yard Dump Truck Cab & Chassis For The City Of Centerville, And Authorizing The City Manager To Enter Into An Agreement In Connection Herewith, and moved that it be passed. Mr. Singer seconded the motion. The motion passed by unanimous vote.

RESOLUTION NUMBER 31-96 MAINTENANCE CITY OWNED PROPERTY

Mr. Weaver reviewed bids received from David Accord and Grass Roots for the maintenance of flower beds throughout the City of Centerville. He recommended acceptance of the bid received from David Accord for a total amount of \$3,386.16. Mr. Compton sponsored Resolution Number 31-96, A Resolution Accepting The Bid From David Accord For The 1996 Maintenance Of Certain City Owned Properties For The City Of Centerville, And Authorizing The City Manager To Enter Into An Agreement In Connection Herewith, and moved that it be passed. Mr. Reppert seconded the motion. The motion passed unanimously.

# RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK CO. FORM NO. 10148

Held May 6, 1996, continued \_\_\_\_\_ 19\_\_\_\_

## RESOLUTION NUMBER 32-96 1996 ROAD IMPROVEMENT PROJECT

Mr. Horn reviewed the following bids received for the 1996 Road Improvement Project, Concrete Repair and Asphalt Resurfacing in the City of Centerville:

John R. Jurgensen	\$520,664.59
Barrett Paving	\$565,922.75
L. P. Cavett Company	\$514,357.50

Improvements are predominantly asphalt pavement, however specifications do include some curb replacement, and small repair items. Mr. Horn further explained that he may want to retain costs for pavement millings for possible off-street parking, costs which have been included in the bid specifications. He recommended acceptance of the low and best bid submitted by the L. P. Cavett Company in the amount of \$514,357.50 with authorization to expend up to a total amount of \$520,000.00 in accordance with unit prices quoted in the bid for additional repairs as deemed necessary. Mrs. Lienesch sponsored Resolution Number 33-96, A Resolution Accepting The Bid From L.P. Cavett Company For The 1996 Road Improvement Project, Concrete Repair And Asphalt Resurfacing For The City Of Centerville, And Authorizing The City Manager To Enter Into An Agreement In Connection Herewith, and moved that it be passed, and that the City Manager, at his discretion, may substitute costs of pavement millings for off-street parking if found necessary. Mr. Singer seconded the motion. The motion passed by unanimous vote of City Council.

There being no further business, the meeting was adjourned.

APPROVED: Sally D. Beale

ATTEST:

Peggy S. Whisler  
Assistant Clerk of Council