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The Oath of Office was also administered to City Beautiful Commission member Thomas E. Erstfeld by Mayor Heintz.

Mayor Heintz outlined the following events which took place in the City of Centerville during the past month:

June 24, 1995 - Volunteer Recognition Banquet and dedication of the Clubhouse at Yankee Trace to the CIVIC Volunteers.

June 25, 1995 - Community Open House at Yankee Trace.

June 26, 1995 - Dedication of the Golf Club at Yankee Trace to all present and future golfers.

July 2 - 6, 1995 - Visitors from Centerville's Sister City Bad Zwischenahn were hosted by citizens in the Centerville Community and participated in Americana Festival activities.

Many activities took place during the Americana Festival beginning June 29 and continuing through July 4, 1995. Mayor Heintz thanked Americana Festival President Joe Beyerle and Chairman Merrill Durig for this fine event.

Concerts continue in the Amphitheater at the Leonard E. Stubbs Memorial Park on Thursday and Sunday evenings as well as productions by Theater Under The Stars.

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

He thanked City Staff for their work involved with the opening of Yankee Trace and the Americana Festival; work that was above and beyond their day to day activities.

The City's street repair and resurfacing program for 1995 is progressing well; concrete repair is near completion and asphalt resurfacing is well under way.

Letters of commitment are being pursued from property owners involved so that the City may move forward with the consolidation of easements for the construction of a parking area in the rear of properties at the northwest corner of Main Street and Franklin Street in the Architectural Preservation District. Proposed is a joint financial project between the City and Washington Township.

Mr. Horn outlined the success of the Golf Club at Yankee Trace and the use of the Gallery at Yankee Trace, to date.

Relative to the South Suburban connector to Clyo Road, Mr. Horn advised that one small parcel has not yet been acquired by the City of Centerville and environmental testing on two properties the City will acquire must be made. He advised that, if a bid is accepted for this project, a contract will not be executed until the last piece of property has been acquired and the soil testing has been completed.

ORDINANCE NUMBER 9-95 GOLF COURSE PERSONNEL

The Public Hearing was held concerning Ordinance Number 9-95. Mr. Horn identified this proposed Ordinance as providing minor changes to the pay ranges, titles and benefit levels contained in Ordinance Number 33-94 for employees associated with the food service, maintenance and/or golf operations of The Golf Club at Yankee Trace. Miss Gilleland reviewed minor changes to the benefit section of Ordinance Number 33-94: the

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addition of Life Insurance, Family Leave and Bereavement Leave, as well as some minor changes in class titles and pay grades for Yankee Trace personnel. Mrs. Beals sponsored Ordinance Number 9-95, An Ordinance To Amend Ordinance Number 33-94 And To Establish Class Titles, Pay Ranges, Grades, Rates Of Pay, And Regulations For Employees Associated With The Food Service, Maintenance And/Or Golf Operations Of The Golf Club At Yankee Trace, City Of Centerville, Ohio, and moved that it be passed. Mr. Singer seconded the motion. The motion passed unanimously.

ORDINANCE NUMBER 11-95 PERSONNEL

The Public Hearing was held concerning Ordinance Number 11-95. Mr. Horn reviewed this proposed Ordinance which makes minor changes to family leave and health insurance provided City employees not involved with golf operations or food service. It adds the positions of Economic Development Coordinator and Assistant Finance Director to the Unclassified Manager Appointed Class II section of Ordinance Number 31-94. Upon question of Mrs. Beals, Miss Gilleland explained Bereavement Leave and how use of this type leave is controlled. She also explained how Family Leave provided City employees follows State Law. Mr. Stone complimented the City Manager on the inclusion of the terminology "salary shall not increase automatically and payment is made based upon performance and merit" in the Personnel Ordinance. Mr. Stone sponsored Ordinance Number 11-95, Ordinance Number 11-95, An Ordinance To Amend Ordinance Number 31-94 And To Establish Class Titles, Pay Ranges, Grades, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio, and moved that it be passed. Mrs. Beals seconded the motion. The motion passed by unanimous vote.

ORDINANCE NUMBER 14-95 WEED AND GRASS CONTROL

Mr. Horn reviewed a proposed Ordinance to provide a more effective method of notifying a property owner of a violation of the weed control section of the Centerville Municipal Code. This proposed Ordinance provides that written notice may be served by certified mail, return receipt requested or by posting upon the premises. In the event a certified mailing is returned without delivery, service of written notice may thereafter be made by regular mail to the last known address of the owner of the said lot or parcel. Upon question of Mayor Heintz, Mr. Farquhar advised that if notice is posted upon the premises, cutting by the property owner must take place within five days following the date of posting. Mr. Kingseed moved that Ordinance Number 14-95, An Ordinance Amending Section 660.14(b)(1) Of The Centerville Municipal Code By Providing For Service Of Notice Upon The Owner Of Any Lot Or Parcel Of Land On Which Offensive Weeds, Vines Or Grass Are Growing, be set for Public Hearing on August 21, 1995. Mrs. Beals seconded the motion. The motion passed by unanimous vote of City Council.

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ORDINANCE NUMBER 15-95 FIRE CODE

Mr. Horn advised that the Washington Township Fire Department has recommended adoption of the 1994 edition of the Unified Fire Code to replace the code previously adopted in 1990. Mr. Singer moved that Ordinance Number 15-95, An Ordinance Repealing Chapter 1610, Centerville Municipal Code, And Adopting The Unified Fire Code By Reference, be set for Public Hearing on August 21, 1995. Mr. Compton seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 44-95 ED/GE

Mr. Horn reviewed the request of the Village of Phillipsburg to become a member of the Montgomery County ED/GE (Economic Development/Government Equity) Program effective 1995 through the year 2001. In order for Phillipsburg to become a member each member municipality must approve of their participation. Upon question of Mr. Compton, Mr. Horn advised that guidelines have been established in the program to prohibit a municipality from becoming a member and capitalizing on the financial support of other municipalities who have participated during previous years. Mr. Stone sponsored Resolution Number 44-95, A Resolution Approving The Participation Of The Village Of Phillipsburg As A member Of The ED/GE Program, Effective 1995 Through The Year 2001, and moved that it be passed. Mrs. Beals seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 45-95 STREET CUT REPAIRS

Mr. Horn reviewed a proposed Agreement with the Board of County Commissioners of Montgomery County in order that the response time and the quality of needed repairs of roadways necessitated by water and sewer repairs in the City of Centerville can be improved. This Resolution provides that the final repairs be made by the present City street improvement contractor and charges for said services be paid for by Montgomery County. Other communities in the County are currently utilizing this procedure. This Agreement between the City of Centerville and Montgomery County would be for a period of one year. After necessary repairs are made, the County would make the initial repairs with the City following up with the final repairs. The County would reimburse the City of Centerville for said repairs plus ten percent service charge. This procedure should speed up the street cut repair process where Montgomery County is involved. As questioned by Mrs. Beals, Mr. Horn explained the fact that costs quoted in the Agreement are in accordance with unit costs as set forth in the City's 1995 street improvement project. Mrs. Beals sponsored Resolution Number 45-95, 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

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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 by unanimous vote.

RESOLUTION NUMBER 46-95 PUBLIC DEPOSITORY

Mr. Horn advised that according to the Ohio Revised Code a Municipality must, every two years, designate Public Depositories based upon written applications received. Mr. Bettcher explained the fact that seven financial institutions have made application for the deposit of inactive, active and/or interim funds of the City of Centerville for a period commencing August 23, 1995 and ending August 22, 1997. He pointed out the fact that the amount of deposits bid are maximum in the various funds. Mr. Kingseed sponsored Resolution Number 46-95, A Resolution Designating A Public Depository And Awarding Public Monies (Star Bank, N.A.), and moved that it be passed. Mr. Compton seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 47-95 PUBLIC DEPOSITORY

Mr. Stone sponsored Resolution Number 47-95, A Resolution Designating A Public Depository And Awarding Public Monies (The Provident Bank), and moved that it be passed. Mr. Compton seconded the motion. The motion passed by unanimous vote of City Council.

RESOLUTION NUMBER 48-95 PUBLIC DEPOSITORY

Mrs. Beals sponsored Resolution Number 48-95, A Resolution Designating A Public Depository And Awarding Public Monies (Society National Bank), and moved that it be passed. Mr. Stone seconded the motion. The motion passed by unanimous vote.

RESOLUTION NUMBER 49-95 PUBLIC DEPOSITORY

Mr. Kingseed sponsored Resolution Number 49-95, A Resolution Designating A Public Depository And Awarding Public Monies (National City Bank, Dayton), and moved that it be passed. Mr. Compton seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 50-95 PUBLIC DEPOSITORY

Mrs. Beals sponsored Resolution Number 50-95, A Resolution Designating A Public Depository And Awarding Public Monies (Fifth Third Bank), and moved that it be passed. Mr. Stone seconded the motion. The motion passed by unanimous vote of City Council.

RESOLUTION NUMBER 51-95 PUBLIC DEPOSITORY

Mr. Stone sponsored Resolution Number 51-95, A Resolution Designating A Public Depository And Awarding Public Monies (Bank One, Dayton, N.A.), and moved that it be passed. Mr. Kingseed seconded the motion. The motion passed unanimously.

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RESOLUTION NUMBER 52-95 PUBLIC DEPOSITORY

Mr. Kingseed sponsored Resolution Number 52-95, A Resolution Designating A Public Depository And Awarding Public Monies (PNC Bank, Ohio, N.A.), and moved that it be passed. Mrs. Beals seconded the motion. The motion passed by unanimous vote of City Council.

ORDINANCE NUMBER 16-95 YANKEE TRACE ASSESSMENTS

Mr. Horn reviewed a proposed Ordinance to provide for the execution of a special assessment petition and affidavit with respect to certain improvements to be made through special assessment financing in the Yankee Trace Development. In the Development Agreement executed between the City of Centerville and Great Traditions Development Group, Inc. it is stipulated that the City will assist with public improvement financing for some of the public improvements by special assessment financing instruments which will be paid for by current and future property owners. This first special assessment financing instrument calls for approximately 1.1 million dollars arriving at an annual assessment for each lot not to exceed \$660.00 per year over a 30 year period. Mr. Horn pointed out the fact that there will be two or three additional like proposals over the next two or three years (one each year).

Mr. Jim Sullivan, Chief Financial Officer, and Mr. Jim Kiefer, Director of Engineering, for Great Traditions were present at this meeting to make a presentation before City Council.

Mr. Sullivan explained the fact that due to this method of special assessment financing, Great Traditions is able to make private improvements such as enhanced landscaping, on site sales center, entryway improvements, guardhouse, landscaping, mounding, skin improvements, and trees and fencing along Yankee Street, thus creating an upscale appearance to the overall Yankee Trace community.

Mr. Kiefer distributed to Council a Development Plan identifying the following improvements included in this first petition for special assessment financing:

1. The improvement of a public right-of-way (Yankee Trace Drive) commencing at Social Row Road to a point approximately 2200 feet northeasterly past two golf cart crossings so that the construction of the cart paths can be completed for all eighteen holes of the golf course. In accordance with the Agreement between the City and Great Traditions this is the first use of special assessment financing monies.
2. The extension of a sixteen inch water main from the intersection of Yankee Street and Social Row Road southeasterly to the entrance of Yankee Trace Drive.

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3. The extension of sanitary sewer approximately 900 feet starting at an existing manhole near the lake on hole number 18 and continuing along the rear of property lines of parcel number 16 until it intersects the right-of-way of Yankee Trace Drive.
4. The installation of old style gas street lights which will burn natural gas 24 hours per day erected on an eight foot cast aluminum black pole. These lights will be erected along Yankee Street and along the streets in parcel number three as well as other areas illustrated in yellow on the Development Plan (specifically along Yankee Street from the northernmost boundary of the City of Centerville property south to the approximate location of the old Spires Property, at the intersection of Yankee Street and Social Row Road and on Social Row Road at the approximate intersection of the entry point of Yankee Trace Drive). Street lights in parcels seven and eight will be constructed with private dollars up front. Upon question of Mayor Heintz, Mr. Horn pointed out the fact that the installation of gas lights along Yankee Street as indicated on the Development Plan by Great Traditions has never been a part of the Agreement; they are being installed by Great Traditions to add to the enhancement of the Yankee Trace Development. Fencing, landscaping and the hiker-biker path along Yankee Street are a part of the skin improvements. If lights are deemed necessary along the golf portion of Yankee Street, they will be installed by the City of Centerville. Mr. Kiefer advised that gas lights (7 or 8) will also be installed by Great Traditions along the spine road through parcel number 18.

In answer to a question of Mayor Heintz, Mr. Kiefer advised that the hiker-biker trail along Yankee Trace Drive will be constructed at the same time the roadway is constructed. The hiker-biker trail along Yankee Street will be put in place after the installation of cable has been completed by Ameritech yet in 1995. Mr. Horn pointed out that the hiker-biker trail, fencing, planting of trees and landscaping is the responsibility of Great Traditions along the east side of Yankee Street and along Social Row Road for the entire perimeter of the project.

Mrs. Beals expressing concern with consistency, questioned the installation of gas lights along the spine road, the golf course and wetland areas as well as the nature area near golf tee number ten. Mr. Kiefer advised that gas lights will be installed along the entire spine road which connects Social Road to Yankee Street as well as every residential area in the Yankee Trace Development. Mr. Horn pointed out that the gas lights will not provide the illumination of regular electric street lights, but are intended to carry out the theme which Great Traditions plans to accomplish tying all areas together. Mr. Sullivan advised that the exact final placement of gas lights, as they work through the petition and the costs through the bidding process, will be determined in order to create the

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proper feeling along Yankee Street and along Social Row Road. Mr. Kiefer explained the fact that gas lights along the northern portion of Yankee Trace Drive have been purchased and are presently being installed paid for privately in advance by Great Traditions.

Mr. Horn defined this special assessment financing process as an innovative way of helping to finance some of the improvements in this development, freeing up dollars for Great Traditions in other areas so that things can be accomplished in a cost effective and economical manner. He clarified the fact that the City of Centerville serves as a pass-through in this type of financing; costs will be paid for by property owners through an annual assessment over a period of 30 years.

Mr. Singer expressed dissatisfaction with the fact that the gas lights will burn 24 hours per day; it was his understanding that on and off equipment was being manufactured. Mr. Kiefer advised that there is a device patented which will turn gas lights off and on; as soon as these devices become available, Great Traditions will install the device on all new lights as well as retrofit lights installed prior to this device becoming available. A company associated with U.S. Gas Lights is actively working on the availability of these devices. Mr. Kiefer assured Council that this device can be applied to the lights being installed in Yankee Trace and will be as soon as they are available.

Mr. Singer expressed concern with certainty that Great Traditions will construct a roadway from point A to point B which follows the route as indicated on diagrams presented. Mr. Horn pointed out the fact that this is a public works project, the engineering of which will be authorized and approved by the City of Centerville; it will only go to bid when the City is satisfied, drawings have been completed and the City is getting exactly what is intended. The City of Centerville will conduct the bids, field inspection on the project, sell the Bonds, and will make all payments to the vendors only after satisfactory completion of all improvements.

Upon question of Mr. Singer, Mr. Horn advised that all improvements along Yankee Street: landscaping, fencing, hiker-biker paths, and street lighting, has been coordinated in anticipation of the proposed new right-of-way for Yankee Street. However, some changes may be necessary when the underpass is completed.

Upon question of Mrs. Beals, Mr. Kiefer advised that maintenance and energy consumption will be paid for by the Homeowners Association for all street lights, both privately installed and installed with special assessment financing.

As questioned by Mr. Compton, Mr. Horn advised that water and sewer lines have been included in the special assessment financing as part of the spine road. It is anticipated that in additional phases, the majority of special assessment financing will be spent on the spine road, curbs, gutter, road construction, utilities that run parallel with the spine road, and street lights. The Agreement between the City of Centerville and Great Traditions requires that Great Traditions provide like amenities inside the cul-de-sac areas throughout the project.

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Mr. Compton sponsored Ordinance Number 16-95, An Ordinance Authorizing The City Manager To Execute A Special Assessment Petition And Affidavit With Respect To Certain Improvements To Be Made Through Special Assessment Financing As Provided For In The Development Agreement Between Great Traditions Development Group, Inc. And the City, And Declaring An Emergency, and moved that it be passed. Mr. Singer seconded the motion. The motion passed unanimously.

ORDINANCE NUMBER 17-95 YANKEE TRACE ASSESSMENTS

Mr. Kingseed moved that Ordinance Number 17-95, An Ordinance Authorizing The City Manager To Execute A Special Assessment Petition And Affidavit With Respect To Certain Improvements To Be Made Through Special Assessment Financing As Provided For In The Development Agreement Between Great Traditions Development Group, Inc. And the City, be set for Public Hearing on August 21, 1995. Mr. Stone seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 53-95 PICK-UP TRUCKS

Mr. Horn advised that the 1995 Budget for the City of Centerville included the purchase of two ½ ton pick-up trucks for the Service Department. This equipment is available through the State of Ohio Cooperative Purchasing Program for a total cost of \$26,941.00. Mr. Stone sponsored Resolution Number 53-95, A Resolution Authorizing The City Manager To Participate In A Contract Of The Department Of Administrative Services, Office Of State Purchasing For The Purchase Of Two Pick-Up Trucks And Related Material For The City Of Centerville, Ohio In Accordance With Ordinance Number 19-88, and moved that it be passed. Mr. Compton seconded the motion. The motion passed by unanimous vote of City Council.

RESOLUTION NUMBER 54-95 SOUTH SUBURBAN CONNECTOR

Mr. Horn reviewed a proposed Resolution to accept the dedication of land from the Dimco-Gray Company relative to the South Suburban connector to Clys Road. Due to the South Suburban Connector project, it is necessary for the City of Centerville to purchase two parcels of land and accept the in-kind donation of 0.4326 acre of land from Dimco-Gray. When all properties have been received and purchased, the entire area involved will be replatted, right of way established, and the remaining land will be sold as an industrial site. Mrs. Beals sponsored Resolution Number 54-95, A Resolution Accepting The Dedication Of A 0.4326 Acre Tract Of Land From Dimco-Gray Co. For The Connector Road Between Clys Road And South Suburban Road In The City Of Centerville, Ohio, and moved that it be passed. Mr. Singer seconded the motion. The motion passed unanimously.

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CENTERVILLE ARTS COMMISSION APPOINT ANITA LOOPER CHAIRMAN

Mr. Singer moved that Anita Looper be appointed as Chairman of the Centerville Arts Commission for a period of one year beginning July 21, 1995. Mr. Compton seconded the motion. The motion passed by unanimous vote of City Council.

CENTERVILLE ARTS COMMISSION REAPPOINT JOYCE SPOOR

Mr. Compton moved that Joyce Spoor be reappointed as a member of the Centerville Arts Commission. Mr. Singer seconded the motion. The motion passed by unanimous vote.

CENTERVILLE HISTORICAL COMMISSION REAPPOINT BETTY ANN PERKINS CHAIRMAN

Mr. Singer moved that Betty Ann Perkins be reappointed as Chairman of the Centerville Historical Commission for an additional one year term. Mrs. Beals seconded the motion. The motion passed unanimously.

CITY BEAUTIFUL COMMISSION REAPPOINT MICHAEL BELLANCA

Mrs. Beals moved that Michael Bellanca be reappointed as a member of the City Beautiful Commission for an additional term of three years. Mr. Compton seconded the motion. The motion passed by unanimous vote.

CITY PLANNING COMMISSION REAPPOINT SCOT STONE CHAIRMAN

Mr. Singer moved that Scot Stone be reappointed as Chairman of the City Planning Commission for an additional one year period. Mr. Kingseed seconded the motion. The motion passed by unanimous vote with Mr. Stone abstaining.

CITY PLANNING COMMISSION REAPPOINT STANLEY SWARTZ

Mrs. Beals moved that Stanley Swartz be reappointed as a member of the City Planning Commission. Mr. Compton seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 55-95 SOUTH SUBURBAN CONNECTOR CONSTRUCTION

Mr. Horn reviewed the following bids received for the South Suburban Road Connector Project in the City of Centerville:

TdM Construction Company, Inc.	\$127,585.90
Pyper Construction Company	\$134,860.15
R. B. Jergens Contractor	\$138,882.50

Mr. Horn recommended acceptance of the low and best bid submitted by TdM Construction Company, Inc. Mrs. Beals sponsored Resolution Number 55-95, A Resolution Accepting The Bid Submitted By TdM Construction Company, Inc., For The South Suburban Road Connector Project For The City Of Centerville And Authorizing The City Manager To Enter Into An Agreement In

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Connection Herewith, and moved that it be passed. Mr. Stone seconded the motion. The motion passed unanimously.

There being no further business, the meeting was adjourned.

Approved:

Shirley F. Wentz
Mayor

ATTEST:

mailed the council
Clerk of Council