

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
AUGUST 8, 1988

TIME: 7:30 P.M.
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz
Deputy-Mayor James Singer
Councilmembers Brooks Compton
Sally Beals
Bernard Samples
Jeffrey Siler
J. V. Stone
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Stephen King
Service Director Richard Bishop

Mayor Heintz discussed with Council correspondence received from Mr. Robert Looper, expressing concern with the variance procedure and sign standards provided in the Zoning Ordinance for the City of Centerville. In his letter, Mr. Looper listed the approved variances for signs in the Loop Road area since 1973. He suggested that City Council provide the Planning Commission with some guidelines regarding variance procedures; should variance applicants be required to conform to the Ordinance as written, or does the Commission continue to operate as it has in the past. Mr. Siler suggested that Council review statistics concerning variances granted in other areas of the City of Centerville. This matter will be further discussed when information is supplied by the City Staff.

Mr. Kenning advised that the Payless Gasoline Station located on North Main Street plans to reopen as it was originally operated prior to approvals granted in 1987. Discussion followed relative to the status of a non-conforming use, the determination of recent approvals and the fact that this station preempted the Architectural Preservation District. These issues will be reviewed by City Staff with a report forthcoming to City Council.

Mr. Kenning outlined for Council street projects proposed in the City of Centerville from 1988 to 1991 with various methods of funding. Roadways scheduled for improvement include Whipp Road, Main Street, Alexandersville-Bellbrook Road, Spring Valley Road and Cloy Road.

Mr. Kenning outlined for Council streets to be repaired and resurfaced by the City's 1988 Street Improvement Program. \$420,000.00 has been budgeted for this purpose. The low and best bid for this project was received from T.d.M. Construction Company, Inc., in the amount of \$393,535.50, all items included. Mr. Kenning recommended that this bid be extended, not to exceed \$550,000.00, so that additional streets may be repaired while the

Contractor is operating in the City. Mr. Kenning recommended that the brick walkway proposed for installation on Maple Avenue, that section in the Architectural Preservation District from Ridgeway Road north to the Post Office, be delayed one year. Council also expressed concern with improving Langdon Drive at this time in consideration of its use by heavy construction traffic. Following discussion, Council concurred that the bid proposal be extended to \$550,000.00, that the brick walkway referred to by Mr. Kenning be delayed until 1989, that the gap in concrete sidewalk along Maple Avenue, that portion not in the AP District, be installed, and that the City Staff further review the correct timing for improving Langdon Drive.

Mayor Heintz reviewed a Meeting held with Mr. Max Gutman, concerning the South Main Street/Spring Valley Road Improvement project. This issue is not dead yet, the political route is being explored.

Mr. Compton briefed Council on a Meeting he attended of the Miami Valley Regional Planning Commission Transportation Committee, concerning the Wilmington Pike Improvement Project. The Committee is leaning toward the implementation of Alternate C, as recommended by the City of Centerville. Mr. Compton further advised that Centerville has been approved for three projects for Federal Aid funding through the Transportation Committee of MVRPC; said projects include the resurfacing of Cloy Road and two signalization projects in the City of Centerville.

Mr. Kenning reviewed a proposed Ordinance for the City of Centerville to cooperate with the State of Ohio, Department of Transportation, for the resurfacing of State Route 725 from Loop Road to Wilmington Pike, resurfacing to begin in 1989. This will be an agenda item for the August 15, 1988 Council Meeting.

Mr. Kenning reviewed an overview of the City's Waste Collection Department: service, costs, manpower and projections. Discussion followed relative to City Service vs private haulers, liability, and EPA regulations. Mr. Siler requested that a cost analysis be prepared for Council to be discussed at a future Work Session Meeting. Mr. Bishop reviewed for Council methods of containerization for Centerville's disposal of waste. The City could sell wheeled containers with a capacity of nearly 100 gallons to residents, equipment for dumping would then be installed on the waste collection trucks, thus providing for better cleanliness throughout the City and a better operating efficiency. Mr. Bishop pointed out the fact that a high percentage of usage is necessary in order to be cost effective.

Mr. Kenning advised that a District Court located in the City of Kettering has jurisdiction in the City of Centerville.

Marilyn J. McLaughlin
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Clerk of Council

Approved: *Shirley F. Nantz*
Mayor