

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
APRIL 7, 1987

TIME: 7:00 P.M.
PLACE: Centerville Municipal Building, Caucus Room/Law Library

PRESENT: Mayor Shirley Heintz
Deputy-Mayor Brooks Compton
Councilmembers Bernard Samples
Jeffrey Siler
James Singer
J. V. Stone
Charles Taylor
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Stephen King
Director of Finance William Bettcher
City Planner Alan Schwab

Mr. Kenning reviewed the following four Bids received for the Clyo Road special assessment bonds:

	Interest rate	Premium
Merit Financial Corporation	6 3/8%	\$ 167.50
Cowen & Company	6 3/4%	1069.00
Sweney Cartwright & Company	6 7/8%	663.52
Seasongood & Mayer	7 1/8%	311.30

Mr. Kenning recommended acceptance of the Bid submitted by Merit Financial Corporation as the highest Bid based upon the lowest rate of interest.

Mr. Kenning reviewed the following four Bids received for the 1987 Road Improvement Program for the City of Centerville:

Triasco, Middletown, Ohio	\$281,854 blacktop only
Don C. Cisle, Hamilton, Ohio	276,671 blacktop only
John R. Jurgensen, Cincinnati, Ohio	220,365 blacktop only
T.d.M. Construction, Centerville, Ohio	371,466 blacktop and concrete

Mr. Kenning recommended acceptance of the Bid submitted by T.d.M. Construction Company, Inc., in the amount of \$371,466. He further recommended that this Bid be extended up to \$535,000.00 in order to take advantage of the low blacktop unit price bid by T.d.M. By so doing additional streets needing repair and resurfacing can be improved.

Mr. Singer was not present for the remainder of this Meeting.

Mr. Kenning informed Council that the City has received insurance premiums totaling \$13,236.00 from The Home Insurance Companies, the City's insurer in 1986.

Mr. Kenning reviewed for Council an offer received from McNulty Motors for the use of a new Volvo, turbo station wagon to

the Police Department for the sum of one dollar per year, provided that the vehicle be used as a marked patrol car, the City pays for the police paint job, the words "Courtesy of McNulty Motors" be painted in small tasteful lettering on the rear of the car, and that the same car be re-leased for a second year or that it be replaced with a new car for the same one dollar per year price. Discussion followed relative to the pros and cons of such a venture, however, the majority of Council concurred with the proposal.

Mr. Schwab reviewed for Council an amendment which Hills Developers has requested be treated as a minor amendment to their Site Plan for the northwest corner of Alexandersville-Bellbrook Road and Bigger Road. They propose to change the attached condominiums to detached condominiums on the southern half of their property. The number of the units remain the same, the private street pattern is similar to the current plan. Attorney John Koverman, representing the Applicant, explained the fact that the current market reveals a strong demand for detached homes rather than the traditional attached condominium concept. Council concurred that this matter be treated as a minor amendment to the previously approved Site Plan. Council expressed concern with this type development, the overall appearance and the lack of standard yards between structures; however, recognizing the present market, the majority of Council concurred with the amendment as proposed.

Mr. Stone left the Meeting at this time.

Mr. Schwab reviewed for Council a minor amendment proposed to the Site Plan previously approved for St. Leonard Center, 8100 Clyo Road. Due to costs and tenant needs, Dr. Brian Forschner, Executive Director, explained their request to reduce the number of parking spaces and change the parking layout to the west of the rental apartment addition, and to change the location of the driveway and parking spaces along the driveway south of the existing St. Leonard Center. Council concurred with this minor amendment as proposed on the revised Site Plan submitted to the City of Centerville on March 31, 1987.

Mr. Schwab reviewed for Council a minor modification proposed to the landscape plan for Centerville Business Park, property located north of Alexandersville-Bellbrook Road and west of Clyo Road. Mr. Robert Archdeacon, Woolpert Consultants and representing the Developer, reviewed their proposal to change the slope and height of the terrace on the west side of their Development; he defined this modification as an improvement to the previously approved plan. Council concurred with this Preliminary Development Plan submitted to the City of Centerville dated March 23, 1987, increasing the height of the terrace on the west side of the subject site from 6 feet to 13 feet.

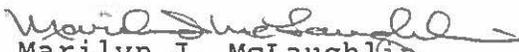
Mr. Schwab reviewed for Council a request submitted by the Kiwanis Club of Centerville to continue their Christmas tree sale

on a portion of the Bethany Lutheran Village property on an annual basis. Mr. Jim Reppert, representing the Kiwanis Club, reviewed their proposal to conduct the annual sale beginning November 27 and continuing to December 24, with the erection of a tent and other facilities beginning November 14. Council concurred with this proposal annually on Bethany Lutheran property contiguous to State Route 48, just south of the Village main access road.

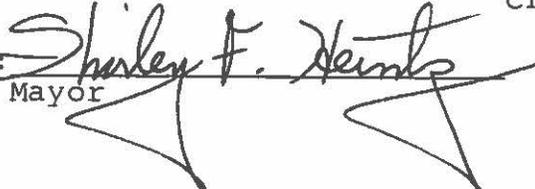
Mr. Schwab briefly reviewed a Record Plan for the Whipp Road Plat, relocating Whipp Road at Wilmington Pike with a five lane profile with the current Whipp Road ending in a cul-de-sac. The Planning Commission has recommended approval of this Record Plan. This item will be considered by Council during Regular Session on April 20, 1987.

Mr. Schwab reviewed for Council the action recently taken by the Planning Commission to deny a Special Approval Application submitted by Cellular One to construct a 290 foot telephone radio communications antenna at 1690 Thomas Paine Parkway. The City Staff recommended denial to the Planning Commission based upon the height of the tower in relationship to the size of the lot, and the negative effect the antenna would have on WHIO-AM radio station night broadcast directional antennas. The Planning Commission voted unanimously to deny this request after hearing neighborhood objections. Mrs. McLaughlin advised that this matter has been appealed to City Council along with a request from the Applicant that the Appeal be heard by Council on May 18, 1987.

Mr. Kenning briefly reviewed a proposed Ordinance to enact investigating procedures. This action is a requirement of the City Charter. The proposed Ordinance will be an agenda item for the April 20, 1987 Council Meeting.


Marilyn J. McLaughlin
Clerk of Council

Approved:


Mayor