

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

Held

September 17,

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, September 17, 1984 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Preston Dawes, Pastor of the Heritage Presbyterian Church and City Chaplain, and the Pledge of Allegiance to the Flag with Mayor Shirley Heintz presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor Charles Taylor
 Councilmembers James Singer
 Bernard Samples
 Jeffrey Siler
 J. V. Stone
 Brooks Compton
 Clerk of Council Marilyn McLaughlin
 Administrative Assistant Jon Bormet
 City Planner Alan Schwab
 Service Superintendent Ray Hannah
 Director of Finance William Bettcher
 Chief of Police William Lickert
 Municipal Attorney Robert Farquhar
 City Engineer Karl Schab

The Minutes of the following Meetings had been distributed prior to this Meeting:

Council Meeting - August 20, 1984.
 Council Work Session Meetings - August 20, 1984.
 - September 10, 1984.

Mr. Taylor moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion; however, Mr. Samples and Mr. Siler abstained from the Minutes of the August 20 Meetings.

Mr. Stone read a Certificate of Appreciation for all Members of the Charter Review Commission:

Nora E. Lake	Kent E. Bromagen
John A. Davis	George W. Chamberlain
James L. Hussey	Gale F. Baker
G. Dean Brandt	David L. Hall

Mayor Heintz presented this Certificate of Appreciation to those Members present as well as J. V. Stone who served as the Commission's Chairman.

Mr. Singer read a Certificate of Appreciation to Barbara R. Talmage for her service as a Member of the Board of Architectural Review.

Mrs. McLaughlin announced the receipt of two letters of resignation:

1. Letter of resignation from City Planning Commission Member and Zoning Task Force Member Harry E. Williams, resignation to be effective October 1, 1984.
2. Letter of resignation from City Beautiful Commission Member Lois Dowlar, resignation to be effective October 15, 1984.

Mr. Singer moved that Council accept the resignation of Harry E. Williams from the City Planning Commission and the Zoning Task Force, with regret. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Siler moved that Council accept the resignation of Lois Dowlar from the City Beautiful Commission, with regret. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

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Mr. Siler read a Proclamation issued by Mayor Heintz, designating October 8, 1984 to October 12, 1984 as "United Way Week" in the City of Centerville.

Mr. Compton read a Proclamation issued by Mayor Heintz, designating September 23, 1984 to September 29, 1984 as "National Adult Day Care Center Week" in the City of Centerville.

Mayor Heintz thanked Reverend Preston Dawes for another successful new resident orientation, this is an outstanding way to provide necessary information and to welcome new residents to our area.

Mayor Heintz thanked the Linclay Corporation and the Centerville Historical Society for their cooperation in the relocation of the old springhouse from the site of the new shopping center at Alexandersville-Bellbrook Road and State Route 48 to the Leonard E. Stubbs Memorial Park on West Spring Valley Road.

Mayor Heintz announced the CIVIC Seminar scheduled for Friday, September 28, 1984 at 9:30 A.M. at the Centerville Municipal Building. This is a training session designed for those interested in volunteerism in the City of Centerville.

Mayor Heintz thanked Mrs. Dorothy Crockett and Kitty Kincaid for coordinating the Senior Citizen trip to Waterloo, Ontario Canada for the Oktoberfest.

Mayor Heintz advised that proposed Centerville Charter amendments will be advertised in a newspaper of general circulation twice during the month of October, 1984. These amendments will also be included in the next issue of the Town Crier.

CENTERVILLE MILL

Mr. Bormet reviewed the Planning Commission Meeting held August 28, 1984. He reviewed a Site Plan Amendment submitted for the installation of a propane gas facility at the Centerville Mill, 7991 Clyo Road. More information is needed relative to the size of the tank and its exact location on the site. Mr. Taylor moved that the Site Plan Amendment for Centerville Mill be tabled pending additional information. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Stone abstained.

ORDINANCE NUMBER 33-84 EXISTING STRUCTURES CODE

Mr. Schwab reviewed for Council a proposed Ordinance developed by the Zoning Task Force to provide maintenance for existing structures. The Ordinance establishes a property review commission to oversee the administration of the Ordinance. It covers environmental aspects of the Community; appearances of property; interior and exterior maintenance; light and ventilation requirements for buildings and properties in the City; plumbing, mechanical and electrical requirements; and fire safety requirements. The Planning Commission by a 5-2 vote recommended approval of this Ordinance to City Council. Mr. Samples, speaking as Chairman of the Zoning Task Force, explained their concern with the administration of the proposed Ordinance. He defined their intent for enforcement on a complaint basis. Mr. Compton moved that Ordinance Number 33-84, An Ordinance Establishing Minimum Standards Governing The Condition, Maintenance And Rehabilitation Of All Existing Structures; Establishing Minimum Standards Governing Supplied Utilities And Facilities And Other Physical Things And Conditions Essential To Insure That

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Structures Are Safe, Sanitary And Fit For Occupation And Use; Establishing Minimum Standards Governing The Condition Of Dwellings Offered For Rent; Fixing Certain Responsibilities And Duties Of Owners And Occupants Of Structures, And The Condemnation Of Structures Unfit For Human Habilitation And Demolition Of Such Structures; And Fixing Penalties For Violation, be set for Public Hearing on October 15, 1984. Mr. Samples seconded the motion. A Roll call vote resulted in seven ayes in favor of the motion.

ZONING ORDINANCE AMENDMENT-PENROD REZONING

Mr. Schwab reviewed Planning Commission's unanimous vote that the Rezoning Request filed by R. Wayne Penrod and Peggy E. Penrod be set for Public Hearing before Council. Proposed is a change of approximately 2.267 acres located along the west side of Wilmington Pike, north of Alexandersville-Bellbrook Road, from Washington Township R-3 to Centerville O-S zone classification. Mr. Singer moved that, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance By Rezoning 2.267 Acres, More Or Less, From Washington Township R-3 Classification To Centerville Office Service Classification, be set for Public Hearing on October 22, 1984. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Singer, speaking on behalf of the Village South Drainage Ditch Task Force, gave a brief update on the cleaning-out process by the Contractor. The ditch is approximately 40 percent cleaned with another week to ten days of good weather needed to complete the project.

ORDINANCE NUMBER 31-84 BOARD OF ARCHITECTURAL REVIEW

The Public Hearing was held concerning Ordinance Number 31-84. Mr. Taylor sponsored Ordinance Number 31-84, An Ordinance To Appoint B. Scott Feldmaier To The Board Of Architectural Review For The City Of Centerville, Ohio, To Fill The Unexpired Term Of Barbara R. Talmage, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 32-84 CITY BEAUTIFUL COMMISSION

The Public Hearing was held concerning Ordinance Number 32-84. Mr. Compton sponsored Ordinance Number 32-84, An Ordinance To Appoint Laura Lynn Yarema To The City Beautiful Commission For The City Of Centerville, Ohio, And Establish A Term Of Office, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 34-84 STATE ROUTE 48

Mr. Bormet reviewed a proposed Ordinance to provide for Centerville's participation in the resurfacing project for State Route 48 from Chevy Chase to State Route 73 during the year 1985. Centerville's share in the project is estimated at \$10,000.00 covering that portion within the Corporation Limits. Mr. Singer moved that Ordinance Number 34-84, An Ordinance Enacted By The City Of Centerville, Montgomery County, Ohio, In The Matter Of The Hereinafter Described Improvement And To Request Cooperation By The Director Of Transportation, be set for Public Hearing on October 15, 1984. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBER 32-84 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Mr. Bormet reviewed a proposed Agreement with the Board of County Commissioners to provide that Montgomery County act as agent on behalf of The City of Centerville in the Community Development Block Grant Program in order

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that Centerville may receive federal money for certain projects. Mr. Taylor sponsored Resolution Number 32-84, A Resolution Authorizing And Directing The City Manager To Enter Into A Cooperation Agreement With The Board Of County Commissioners Of Montgomery County To Provide That Montgomery County Receive Federal Money On Behalf Of The City Of Centerville, Ohio, From The Community Development Block Grant Program, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBER 33-84 CHEVY CHASE BUS STOP/SIDEWALK PROJECT

Mr. Bormet reviewed the following two Bids received for the Chevy Chase Bus Stop and Sidewalk Project:

T.d.M. Construction Company	\$ 40,589.20
Steve Miller Construction Company	81,690.20

Following a complete review of the Bids received, the City Manager recommends that the Bid of T.d.M. Construction Company in an amount of \$29,689.00 be accepted, deleting the bus shelter and including the pull-over for the bus northbound on Main Street in front of Chevy Chase and approximately 1400 feet of sidewalk from Chevy Chase to the southern boundary of the Architectural Preservation District. Mr. Stone sponsored Resolution Number 33-84, A Resolution Accepting The Bid Of T.d.M. Construction Company, Inc. To Supply The Chevy Chase Bus Stop And Sidewalk Project To The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr. Samples seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 35-84 CITY PLANNING COMMISSION

Mr. Siler moved that Ordinance Number 35-84, An Ordinance To Appoint Robert J. Hosfeld To The City Planning Commission For The City Of Centerville, Ohio, To Fill The Unexpired Term Of Harry E. Williams, be set for Public Hearing on October 15, 1984. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

CANDLEWYCK SOUTH

Mr. Schab reviewed his recommendation that the Performance Bond posted on sidewalks in the Candlewyck South Subdivision be released. The last house in this subdivision is nearly completed and all sidewalks are in place. Mr. Taylor moved that the Performance Bond posted for sidewalks in Candlewyck South be released in its entirety. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ZONING TASK FORCE

Mr. Samples recommended and moved that Robert Hosfeld be appointed as a Member of the Zoning Task Force to replace Harry Williams. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mayor Heintz announced Beggars Night set for Tuesday, October 30, 1984 between the hours of 6:00 PM and 8:00 PM.

There being no further business, the Meeting was adjourned.

Approved: 
Mayor

ATTEST:


Clerk of Council