

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

Held May 2, 19 83

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, May 2, 1983 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Preston Dawes, Pastor of the Heritage United Presbyterian Church and City Chaplain and the Pledge of Allegiance to the Flag with Mayor J. V. Stone presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor Charles Taylor
 Councilmembers Jeffrey Siler
 James Singer
 Bernard Samples
 Russell Sweetman
 Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 City Planner Alan Schwab
 Service Director Richard Bishop
 City Engineer Karl Schab
 Director of Finance William Bettcher
 Chief of Police William Randolph
 Municipal Attorney Robert Farquhar
 Administrative Assistant Jon Bormet

Mayor Stone advised that Councilmember Shirley Heintz would be absent from this Meeting. Mr. Singer moved that Mrs. Heintz be excused from this Meeting. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

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

Council Meeting - April 18, 1983.
 Council Work Session Meetings - April 18, 1983.
 April 25, 1983.

Mr. Siler moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion; however, Mr. Samples abstained from the Minutes of the April 18 Meetings.

Mayor Stone advised that a group are planning to visit Centerville for the Americana Festival on July 4, 1983 from Waterloo, Ontario Canada, Centerville's Sister City.

Mayor Stone announced the fact that Council has established a summer meeting schedule for the months of May, June, July and August. Work Sessions will be held on the second Monday of each Month; Regular Council Meetings on the third Monday of each Month.

Mr. Taylor read a Proclamation issued by Mayor Stone designating the week of May 7, 1983 to May 14, 1983 as Clean-up Week in the City of Centerville. He encouraged all residents to cooperate in this clean-up effort.

Mr. Kenning reported the following during his City Manager's Report: Centerville's street sweeper has been returned from the metal fabricator with the new assembly completed. It will be completely refurbished and back in service in approximately 10 days.

Some garden plots are still available and ready for planting. Anyone interested should contact the City of Centerville.

Through the first quarter of 1983, Building and Electrical Permits issued have increased by 21% over the same period of time in 1982.

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Lieutenant Edmund Phillips, Centerville Police Department, has received his Bachelor of Science Degree in Criminal Justice from the University of Dayton.

Mr. Kenning reviewed recent activities at the Leonard E. Stubbs Memorial Park located on West Spring Valley Road. Mr. Thomas Stolz has planted in excess of 20 trees in the park and will continue with a landscape program for the entire area over a four to five year period. The financial outlay by the City is very minimal as the bulk of the program is donation and volunteer hours by Mr. Stolz. Mayor Stone recognized Mr. Stolz's many outstanding contributions to the Centerville Community.

Mayor Stone advised that Dr. Ronald Helms has been appointed the new Chairman of the Sister City Committee, a Committee which has become very active. Ten students from the Centerville High School visited Waterloo, Ontario the weekend of April 29, 1983. Fifteen students from Waterloo will visit the Centerville High School the weekend of May 6, 1983. Centerville Representatives will visit Bad Zwischenahn, Centerville's Sister City in West Germany, for a period of time during the month of June, 1983.

Upon question of Mr. Sweetman, Mr. Kenning advised that Income Tax projections for the month of April will exceed 5% and will be approximately 15% ahead of the Year-To-Date budget projection.

HARTFORD HOUSE

Mr. Kenning reviewed the Planning Commission Meeting held March 29, 1983. Mr. Schwab reviewed a Site Plan Application for Hartford House, a proposed apartment addition to be located at 179 North Main Street, behind the Main Auto Parts building and located in the Architectural Preservation District. Proposed is the construction of four additional units having the same elevations as the other six units previously constructed on the same property. Approval would constitute a density variance to eight units per acre or a variance of two and one-half dwelling units per acre. This revised Site Plan before Council includes conditions recommended by the Planning Commission and the Board of Architectural Review. Mr. Schwab reviewed the following Planning Commission and Board of Architectural Review recommendations:

The Planning Commission recommended by a 4-2 vote approval of the Site Plan conditioned upon:

1. Eliminate the southernmost curb cut.
2. Screening shall be required along the southern edge of the Warehouse Beer driveway.
3. The driveway to the dumpster shall be a hardened surface.
4. A redesigned circulation plan for the entire site be submitted to Staff for approval.
5. A parking plan showing a minimum of twelve parking spaces for the apartments shall be submitted to Staff for approval.
6. A storm water drainage plan shall be submitted to the City Engineer for approval.
7. Brick sidewalks shall be required along the frontage of the entire property.
8. City Council grant a variance to allow a density of 8.0 dwelling units per acre.

The Board of Architectural Review recommended approval by a 4-0 vote with the following conditions:

1. Approval based on Exhibit A, Sheet 1 of 1, Revision 3, dated April 4, 1983. All items south of Warehouse Beer Drive-In except three items marked "omit for approval".

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2. Units be exact duplicate of the originally approved units including the two foot building offset.

3. North screening be moved as shown on Exhibit A, to the north end of the development.

4. South exit to be reviewed in light of providing a safety entrance and exit for emergency equipment as discussed with the Applicant.

5. Existing temporary sign be extended 30 days in lieu of a permanent sign because of the new building.

6. Screening on the east side to be Norwegian Pine to match the development on the north in lieu of a fence provided an agreement can be obtained with the adjacent property owners to the east.

7. The existing trash dumpster now located on the southwest corner of the Warehouse Beer driveway in the area of consideration on this Plan be screened in conjunction with the dumpster planned for the new units. The screening for both dumpster pads to duplicate that previously approved for the north units.

Mr. Kenning pointed out the fact that a rear yard variance is also necessary in order to provide for the two foot building offset as recommended by the BAR. Mayor Stone advised that this revised Site Plan includes all conditions discussed during a previous Council Work Session Meeting. Discussion followed relative to the height of the concrete barrier curbs to be included in the development. As recommended by Mr. Schab, Mr. Bill Simms, representing the Applicant, agreed to construct 8 inch concrete barrier curbs on the radii instead of the proposed 6 inch curbs. Mr. Sweetman moved that the revised Site Plan for Hartford House, revised April 29, 1983 and dated 4-75 be approved, incorporating all conditions of the Planning Commission and the Board of Architectural Review and conditioned upon the barrier curb at the radii around the four islands being 8 inches above ground. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Sweetman announced, on behalf of the Miami Valley Cable TV Council, the Council has authorized a special projects fund from the franchise fees to fund a consulting study to review the feasibility of joint building, plumbing, electrical, and housing inspections for member Cities of the Cable TV Council. Completion of the study is estimated in 90 days.

RESOLUTION NUMBER 15-83 CREDIT CARDS

Mayor Stone reviewed a proposed Resolution to authorize the use of Credit Cards for credit purchases on behalf of the City of Centerville. This is common business practice, however it is not the intent of the City to incur interest or service charges through the use of these Cards. Mr. Siler sponsored Resolution Number 15-83, A Resolution Authorizing The City To Secure Certain Credit Cards For Credit Purchases On Behalf Of The City And Authorizing And Directing The City Manager Or His Designee To Take The Necessary Steps To Secure Said Credit Cards, and moved that it be passed. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 16-83 MOWING

Mr. Kenning reviewed a proposed Resolution necessary to accept the bid for the maintenance of one particular parcel of land in the City of Centerville. One of the previous successful bidders has declined to provide the service. Mr. Taylor sponsored Resolution Number 16-83, A Resolution Accepting The Bid Of McIntosh Landscape For The Maintenance Of Parcel Number 10, City Property, Between April 15, 1983 And October 15, 1983, For The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In

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Connection Therewith, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 8-83 CITY BEAUTIFUL COMMISSION

Mr. Sweetman moved that Ordinance Number 8-83, An Ordinance To Appoint Lois Dowlar To The City Beautiful Commission For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on May 16, 1983. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mayor Stone recognized the Dowlars for their outstanding beautification at their place of residence.

BOARD OF ARCHITECTURAL REVIEW

Mayor Stone advised that Board of Architectural Review Member Stanley Swartz has indicated an interest in serving another year as the Board's Chairman; his previous term expired on April 19, 1983. Mr. Singer moved that Stanley Swartz be appointed Chairman of the Board of Architectural Review for one year beginning May 2, 1983. Mr. Samples seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 17-83 ASPHALT SPREADER

Mr. Kenning reviewed the following Bids received for the City's purchase of an asphalt spreader:

Highway Equipment Company	\$40,000.00
Columbus Equipment Company	38,750.00
Rish Equipment Company	34,500.00
Dravo Marks	28,590.00
Columbus Equipment Company	25,991.00
McLean Company	25,958.00
with Options	29,186.00

Mr. Kenning recommended acceptance of the Bid submitted by Highway Equipment Company. This is the only Bid received which met City specifications. Upon question of Mr. Siler, Mr. Kenning advised that he has recommended acceptance of the highest Bid because it is the best Bid and the only one meeting specifications. He outlined the difference between the equipment. Mr. Samples sponsored Resolution Number 17-83, A Resolution Accepting The Bid Of Highway Equipment Company To Supply One Asphalt Spreader 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. Singer seconded the motion. A roll call vote resulted in three ayes in favor of the motion; Mr. Siler, Mr. Sweetman and Mr. Taylor voted no.

There being no further business, the Meeting was adjourned.

Approved: _____

Mayor

ATTEST:

Marilyn McLaughlin
Clerk of Council