

Held October 17, 19 83

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, October 17, 1983 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 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 Russell Sweetman
 Jeffrey Siler
 Shirley Heintz
 James Singer
 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 Lickert
 Municipal Attorney Robert Farquhar
 Administrative Assistant Jon Bormet

Mayor Stone advised that Councilman Bernard Samples was out of the City for business reasons, thus his absence from this Meeting. Mr. Siler moved that Councilman Samples be excused from this Meeting. Mr. Taylor 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 - September 19, 1983.
 Council Work Session Meetings - September 19, 1983.
 - October 3, 1983.

Mr. Sweetman moved that the Minutes of the foregoing Meetings be approved, as distributed. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Taylor read a Proclamation issued by Mayor Stone designating the second week in November, 1983 as Youth Appreciation Week in the City of Centerville; this Proclamation was presented to Mr. John Fleissner, President of the Centerville Breakfast Optimist Club, sponsors of the Youth Appreciation Week Program.

Mr. Sweetman read a Proclamation issued by Mayor Stone designating November 7 through November 13, 1983 as Reye's Syndrome Music-A-Thon Week in the City of Centerville.

The Oath of Office was administered to City Beautiful Commission Member Michael Fanning by Mayor J. V. Stone.

Mr. James Rauch, Member of the City Beautiful Commission, reviewed the City Beautification Award Contest conducted each year in the City of Centerville. He thanked the Centerville-Washington Township Jaycees for their participation and for judging all entries received. Mayor Stone presented awards to the following recipients

DARTON LEGAL BLANK CO. 10/11

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Asahel Wright House
 Holly and Lace
 Centerville Insurance Agency, Inc.
 Angels Camp
 Dennis Hoertt
 Unique Designs Flower Shoppe
 Centerville '76
 Washington Township Fire Station #1
 Med First
 Friendly Restaurant

Residential

Jim and Karen Rohal
 Mary M. Higgins
 Sue and Charlie Weaver
 J. Geoffrey and Julie Darr
 Mr. and Mrs. Robert Jackowski
 Richard and Evelyn Jarnagin
 Joseph and Elizabeth Stenglien
 Wayne and Judy Schuler
 William E. Sigler, Jr.
 Thomas and Michelle Hurley
 Dale and Marlene Nelson
 Revere Village Apartments

Mayor Stone read a Certificate of Appreciation to former Chief of Police William Randolph recognizing his outstanding service to the Centerville Community over the past fifteen years. Mr. Randolph was also awarded a picture as a token of appreciation on behalf of all residents of the City of Centerville. Mr. Randolph expressed his gratitude to all persons for their cooperation during his employment in the Department of Safety for the City of Centerville.

Following a ten minute recess in honor of the City Beautification Award recipients, the Meeting was reconvened at this time.

Mrs. McLaughlin announced the receipt of a Notice from the Ohio Department of Liquor Control of an Application for a new D5 Permit, submitted by Michael D. Cameron, DBA Winstons, 6290 Far Hills Avenue. No objections to the issuance of this Permit were raised by Members of Council.

Mr. Kenning reported the following during his City Manager's Report: Beggars Night has been scheduled for Monday, October 31, 1983 between 6:00 P.M. and 8:00 P.M. in the City of Centerville.

Leaf collection began this date in the City of Centerville and will continue into the middle of December. Schedules have been sent to local newspapers and will be printed in the Town Crier.

The Police Activity Report for the month of September, 1983 was briefly reviewed.

ZONING ORDINANCE AMENDMENT FOURTH OF JULY SILVER REZONING

Mr. Kenning reviewed the Planning Commission Meeting held September 27, 1983. The Planning Commission unanimously recommended approval to Council of a Rezoning Request filed by Fourth of July Silver, Inc. for approximately 4.972 acres of land located north of Alexandersville-Bellbrook Road and east of Loop Road. Requested change is from Centerville B-2 to Centerville R-4 zone classification. Mr. Taylor moved that An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance By Rezoning 4.972 Acres More Or Less, From Centerville B-2 Classification To Centerville R-4 Classification, be set for Public Hearing on December 19, 1983. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

VOSS CHEVROLET

Mr. Schwab reviewed for Council a proposed Site Plan Amendment for Voss Chevrolet located at 100 Loop Road. Requested is a Permit to construct a 24'x80' addition to the present body shop located adjacent to the new car building, and a 225 square foot office to the north east corner of the same building. There is ample land for the additions as proposed. The

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Planning Commission unanimously recommended approval of this Site Plan Amendment to City Council subject to the following condition: The catch basin and stormwater tile located at the northeast corner of the property be restored to proper operating condition to the satisfaction of the City Engineer prior to the issuance of a Zoning or Building Permit for the proposed changes on this Application.

Upon question of Mr. Singer, Mr. Schwab advised that no additional blacktop area is included on this plan; proposed is the erection of structure over existing blacktop, water-run-off should not be increased by these proposed additions. Mr. Schwab outlined corrections necessary in order to provide adequate drainage of the property, the Applicant has agreed to make these corrections. Mr. Singer moved that the Site Plan Amendment submitted for Voss Chevrolet, 100 Loop Road in Centerville, be approved in accordance with the recommendation of the Planning Commission and incorporating the one condition as stated by the Commission. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Councilman Jeffrey Siler left the Meeting at this time due to a potential conflict of interest in the next agenda item.

BETHANY LUTHERAN VILLAGE

The Public Hearing was held concerning a Conditional Use Request filed by Lutheran Social Service of the Miami Valley for Bethany Lutheran Village, 6451 Far Hills Avenue to implement improvements to the existing Health Care Facility as per the Master Plan submitted to the City of Centerville. Mr. Schwab reviewed this Request to construct a maintenance building on the south property line of the Bethany Lutheran Village site, to provide minor additions to the existing Health Care Facility and to make minor rearrangements and additions to the parking area; 27 new parking spaces are proposed. The additions to the Health Care Facility include a reduction rather than an increase in capacity in the home. The Planning Commission recommended approval of this Conditional Use Request to City Council, subject to the following conditions:

1. Exterior lights on the maintenance building be shielded to eliminate glare on adjacent residential properties.
2. Screening of a length, location, and material approved by the City Planning be required along the south property line behind the proposed maintenance building.

Mr. Sweetman moved that the Conditional Use Request for Bethany Lutheran Village, 6451 Far Hills Avenue, be approved as submitted and including the two conditions recommended by the Planning Commission. Mr. Taylor seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Councilman Jeffrey Siler returned to the Meeting at this time.

Mrs. Heintz reviewed her recent trip to Centerville's Sister City, Waterloo, Ontario Canada, with members of the Sister City Committee and other representatives from the City of Centerville. The visit was highlighted with the presentation by Chairman Ron Helms, of a National Award to Waterloo for the two Cities' Sister City Youth Exchange Program during 1983.

ORDINANCE NUMBER 21-83 NOCUOUS WEEDS

The Public Hearing was held concerning Ordinance Number 21-83. Mr. Kenning reviewed this proposed Ordinance to clarify the language contained in the Centerville Municipal Code relative to the control of nocuous weeds and rank vegetation. Mr. Taylor sponsored Ordinance Number 21-83, An Ordinance Repealing Section 921.04 Of The Centerville Municipal Code, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote

RECORD OF PROCEEDINGS

Minutes of

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resulted in six ayes in favor of the motion. Mr. Sweetman encouraged better enforcement of this Section of the Municipal Code.

ORDINANCE NUMBER 22-83 PLANNING COMMISSION

The Public Hearing was held concerning Ordinance Number 22-83. Mr. Sweetman sponsored Ordinance Number 22-83, An Ordinance To Appoint Harry E. Williams And Robert G. Looper To The City Planning Commission For The City Of Centerville, Ohio, And Establish Terms Of Office, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 23-83 BOARD OF ARCHITECTURAL REVIEW

The Public Hearing was held concerning Ordinance Number 23-83. Mrs. Heintz sponsored Ordinance Number 23-83, An Ordinance To Appoint Roger W. Krass To The Board Of Architectural Review For The City Of Centerville, Ohio, And Establish A Term Of Office, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 30-83 COMPUTER SYSTEM

Mr. Kenning reviewed the following Bids received for the purchase or lease of a "Turnkey" Computer System including Hardware, Software and Maintenance Service, for the City of Centerville:

NCR Corporation 9300	(Hardware & Software)		\$86,734.00
NCR Corporation 9020	(Hardware & Software)		79,457.00
Texas Instruments/Software Solutions	(Hardware & Software)		69,165.00
IBM Corporation	(Hardware)	\$50,115.75	
On-Line Business Computer Systems	(Software)	14,875.00	64,990.75
Microdata Corporation	(Hardware)	41,323.00	
Creative Microsystems, Inc.	(Software)	23,100.00	64,423.00
Cado Business Systems of Ohio	(Hardware & Software)		60,625.00
Radio Shack TRS80/12	(Hardware)	34,864.41	
Donald Frey & Company	(Software)	20,550.00	55,414.41
Radio Shack TRS80/16B	(Hardware)	19,104.27	
Donald Frey & Company	(Software)	20,550.00	39,654.27

Following a great deal of review and evaluation by the City Staff, Mr. Kenning recommended the purchase of Hardware from the IBM Corporation and the purchase of Software from On-Line Business Computer Systems. Mr. Taylor complimented the City Staff and Computer Specialist Ron Wagner for the outstanding Bid Specifications prepared and the evaluation of those Bids received. Mr. Taylor sponsored Resolution Number 30-83, A Resolution Accepting The Bid Of IBM Corporation To Supply Hardware For A Computer System 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. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 31-83 COMPUTER SYSTEM

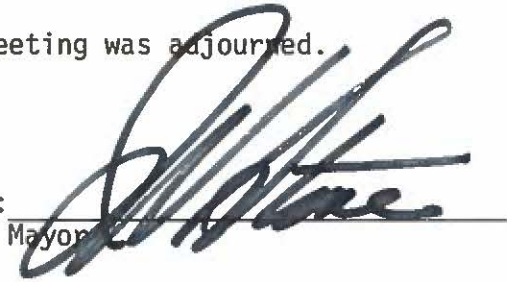
Mr. Siler sponsored Resolution Number 31-83, A Resolution Accepting The Bid Of On-Line Business Computer Systems To Supply Software For A Computer System To The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor

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of the motion. Mayor Stone expressed appreciation to the City Staff, to George Chamberlain Chairman of the Community Fiscal Analysis Committee, and to Computer Specialist with the L. M. Berry Company Ron Wagner, for the guidance and selection of a Computer System to best fit the needs of the City of Centerville.

There being no further business, the Meeting was adjourned.

Approved:


Mayor

ATTEST:


Clerk of Council