

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

Held April 6, 1981

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, April 6, 1981 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilman James Singer and the Pledge of Allegiance to the Flag with Mayor J. V. Stone presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor Nora Lake

Councilmembers Charles Taylor

Shirley Heintz

Jeffrey Siler

Russell Sweetman

James Singer

Clerk of Council Marilyn McLaughlin

City Manager Darryl Kenning

Assistant City Manager Joseph Minner

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

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

Council Meeting - March 16, 1981

Council Work Session Meetings - March 16, 1981.

- March 23, 1981.

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 seven ayes in favor of the motion; Mr. Siler abstained from the Minutes of the March 23rd Meeting.

Mr. Sweetman introduced Mr. Jack Layne, Executive Director for Miami Valley Cable Television Council. Mr. Layne reviewed for Council activities of the Cable Council during the first three months of 1981. Various programs carried were outlined.

Mayor Stone reviewed progress made by the Centerville-Washington Township Community Government Task Force Committee over the past twelve months; their report has been submitted to City Council and to the Washington Township Trustees for consideration. Due to the fact that the Committee was appointed for a one year term, the Committee is requesting an extension of six months in order that they might present the report to interested citizens and receive suggestions and comments. Mr. Singer moved that the Centerville-Washington Township Community Government Task Force Committee be granted an extension of six months beginning this date - April 6, 1981. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mayor Stone outlined the efforts made by the City of Centerville during the past six years to hold the line on taxation while many costs increase. The City's total property tax rate is less than it was in 1971 and the income tax rate is the same as when it was instituted in 1970. Mayor Stone reviewed cut backs in City employees, deferred maintenance, capital projects and equipment during these years. He explained where the income tax comes from to the City of Centerville and compared the City's one percent rate with rates of other surrounding Municipalities. He informed residents of Centerville that City Council is considering placing an income tax increase

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on an election ballot in order to continue to provide a high quality of services to the residents of Centerville.

Mr. Kenning reviewed the following during his City Manager's Report: The Building Inspection Report and the Service Department Activity Report for the month of March, 1981 were reviewed.

The Garden Plot program is proceeding, the plots have been mowed, applications are now being taken.

Mr. Kenning listed programs being arranged by the Washington Center Emergency Volunteers for those interested in providing assistance during emergencies and/or disaster periods in the area of Washington Township and the City of Centerville.

Mr. Kenning announced the Community Forum scheduled by the South Community Mental Health Center to provide results of their needs assessment community profile for the City of Centerville and Washington Township. This Forum will be held in the Council Chambers of the Centerville Municipal Building on April 16, 1981 to begin at 10:00 AM.

Upon question of Mr. Sweetman, Mr. Kenning will pursue correction of a nuisance problem existing at an unoccupied dwelling on Pelwood Drive.

THROCKMORTON BROTHERS, INC.

Mr. Kenning reviewed the Planning Commission Meeting held March 31, 1981. The Planning Commission recommended by a 4-1 vote approval of a temporary Site Plan amendment to the Centerville Place Shopping Center to provide for the placement of a garden center by Throckmorton Brothers, Inc. Mr. Schwab located the subject property on a map being located along the west side of State Route 48 and south of Spring Valley Road and occupying that storeroom in the Shopping Center previously occupied by Pascoe True Value Hardware. The request is to occupy the 6,000 foot store area and 30 parking spaces in front of that store for the period from April 16, 1981 to June 16, 1981. The Fire Department recommended that the fire protection equipment presently in the store area be in proper working order and kept that way during occupancy, that the one parking space being requested for retail space containing a fire hydrant be kept free and accessible at all times and that the parking space directly north of the one where the hydrant is located is kept free and accessible. Mr. John Griffith, Attorney and representing Throckmortons, explained their request and emphasized their desire to locate a center in Centerville. Mr. Singer moved that the temporary Site Plan amendment for Throckmorton Brothers, Inc., be approved subject to the recommendations of the Planning Commission and the Fire Department. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 8-81 ZONING ORDINANCE AMENDMENT TEXT

Mr. Kenning reviewed Planning Commission's unanimous recommendation for approval of an Ordinance to change definitions and requirements for schools in the City of Centerville. Mrs. Lake moved that Ordinance Number 8-81, An Ordinance Amending Ordinance Number 15-61, The Zoning Ordinance, And Ordinance Number 48-70, By Changing Definitions And Requirements For Educational Facilities In The City Of Centerville, Ohio, be set for Public Hearing on May 18, 1981. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mrs. Heintz briefed Council on a Self Study Course and Seminar on Community Economic Development sponsored by the Ohio State University, which she and Mr. Kenning attended in Columbus recently.

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WAREHOUSE BEER SYSTEMS COMPANY, INC.

Mayor Stone advised that Warehouse Beer Systems Company, Inc. has withdrawn their Appeal to City Council, filed against a decision rendered by the Board of Architectural Review for a permit to erect an additional sign at 179 North Main Street.

BLACK OAK FOREST SECTION TWO

Mr. Kenning reviewed the recommendation of the City Engineer to reduce the Performance Bond posted on Black Oak Forest, Section Two, to \$13,000.00, specifically designated to insure the installation of sidewalk not yet in place, and subject to receipt of a Maintenance Bond of \$20,500.00 for the duration of one year. An additional Maintenance Bond in the amount of \$1,000.00 will be required when all sidewalks are in place and accepted for public use. Mr. Sweetman moved that the Performance Bond posted on Black Oak Forest, Section Two, be reduced to \$13,000.00, that it be specifically designated to insure the installation of sidewalk not yet in place, and subject to the receipt of a Maintenance Bond of \$20,500.00 for the duration of one year. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 9-81 BOARD OF ARCHITECTURAL REVIEW

Mr. Sweetman moved that Ordinance Number 9-81, An Ordinance Appointing Ronald D. Amlin As A Member Of The Board Of Architectural Review For The City Of Centerville, Ohio, To Fill The Unexpired Term Of Tom Barnes, be set for Public Hearing on May 4, 1981. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

APPOINTMENTS

Mayor Stone advised that due to the death of Councilman Leonard Stubbs, vacancies exists on various Committees and Commissions. Mrs. Lake moved that Councilman Charles Taylor be appointed to replace Mr. Stubbs on the Safety and Finance Council Committees, as Alternative Representative on the Miami Valley Regional Planning Commission and the Montgomery County Review Committee, and Representative to the South Montgomery Human Services Elected Officials Forum. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Taylor abstained.

BOARD OF ARCHITECTURAL REVIEW

Mayor Stone advised that Mr. Robert Perkin's term as Chairman of the Board of Architectural Review expires on April 15, 1981. He complimented Mr. Perkins for his fine leadership as Chairman, and recognized his health problems and the fact that the Chairmanship should revolve among the other Board Members. Mr. Singer moved that Mr. Robert Nichol be appointed as Chairman of the Board of Architectural Review beginning April 16, 1981. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBER 8-81 LITTER CONTROL

Mr. Kenning reviewed a proposed Resolution authorizing a grant request to the State of Ohio for funds to provide various litter control programs in the City of Centerville. Mr. Sweetman sponsored Resolution Number 8-81, A Resolution Authorizing, Endorsing, And Supporting A Grant Request Of The City Of Centerville For A Litter Control and Recycling 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.

Mayor Stone advised that Senator Charles Curran had been present earlier in the Meeting to update Council on various Bills being considered by the Ohio House of Representatives and the Senate.

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DAYTON LEGAL BLANK CO. 10111

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Mr. Singer and Mayor Stone complimented the Engineering Department for Special Projects performed and supervised during the winter months, 1980 and 1981.

Mayor Stone advised that no Council Meeting had been scheduled for Monday, April 20, 1981.

There being no further business, the Meeting was adjourned.

Mayor

ATTEST:

Clerk of the Council