

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

Held

July 6,

19 81

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, July 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 Russell Sweetman
Charles Taylor
Shirley Heintz
Jeffrey Siler
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 - June 15, 1981.
- Council Work Session Meetings - June 15, 1981.
- June 22, 1981.
- June 29, 1981.

Mr. Sweetman moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion; however, Mr. Singer abstained from the Minutes of the June 15, 1981 Council and Work Session Meetings.

Mrs. McLaughlin announced the receipt of a letter of resignation from City Beautiful Commission Member Melba Eichinger.

Mrs. McLaughlin advised that a Petition has been submitted to City Council, signed by several residents of the City of Centerville, offering their concerns and suggestions relative to trucks selling ice cream products through residential districts. Mayor Stone explained the fact that Council has discussed this matter during a previous Work Session Meeting. The City Staff is currently reviewing this situation; a report will be forthcoming within a few weeks. Legislation will be prepared taking into consideration factors outlined in the Petition. A Public Hearing will ultimately be held on the proposed legislation.

Mayor Stone congratulated those responsible for the successful Americana Festival held July 4, 1981 in Centerville. He encouraged the flying of the American Flag throughout the City.

Mayor Stone reminded the electorate that August 4, 1981 is Election Day in Centerville. He reviewed the following basic features of the proposed 3/4 of 1% income tax increase:

1. Everyone working in Centerville pays income tax to Centerville, many Centerville residents will not pay any additional taxes due to the fact that they already pay at least 1 3/4% to the Municipality in which they work. Those residents living on Social Security, pensions, dividends or interest will not be affected by the proposed tax increase.

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

OPTIONAL FORM NO. 10131

Held July 6, 1981 continued 19

- 2. At least 2/3 of the revenues generated by the tax will be used for maintenance and repair of streets and roads, the other 1/3 will be used to offset inflation.
- 3. City Council has cut the budget significantly over the past several years in order to maintain a solid, basic service level. If additional revenues are not obtained, drastic cuts will become necessary.
- 4. An increase in the income tax rate will generate more revenue than 5 mills of property tax. Property taxes affect property owners and are particularly hard on those residents living on a fixed income. An income tax increase will equalize the income tax paid by most residents no matter where they pay.

Mr. Kenning reviewed the following during his City Manager's Report:
 A progress report concerning Risk Management will be submitted to the Miami Valley Cable TV Council by the Consultant later the current week.
 The report of the Building Inspection Department for the month of June 1981 was reviewed. The number of Permits issued to date this year as compared with 1980 has increased 7%.
 Mr. Kenning emphasized the age of various streets in the City of Centerville: 26% are over 30 years, 50% are over 20 years, 80% are over 10 years, and 93% are over 5 years of age.
 Mr. Kenning reviewed statistics concerning motor vehicle accidents, police officers and other violations per capita: Centerville vs. other Municipalities in the State of Ohio of comparable size.

CENTERVILLE MILL SITE PLAN

Mr. Kenning reviewed the Planning Commission Meeting held June 30, 1981. The Commission recommended approval of a Site Plan Amendment for Centerville Mill, located at 7991 Clio Road in the City of Centerville. Due to the complexity of this proposal Mr. Kenning recommended that this matter be discussed by Council during a future Council Work Session Meeting. Mayor Stone requested that this become an agenda item for the July 13 or July 27 Work Session Meeting.

WALDEN PLACE SITE PLAN

Mr. Kenning reviewed Planning Commission's recommendation concerning the approval of a Site Plan for Walden Place, a condominium project to be located south of Franklin Street and west of State Route 48, being the continuation of Westerly Lane. The Commission's recommendation for approval included several conditions to be resolved between the applicant and the City Staff. This proposal, being located in the Architectural Preservation District, also requires the approval of the Board of Architectural Review; it will be considered during their Meeting scheduled for July 7, 1981. Mr. Kenning recommended that this item be scheduled for discussion by Council during a future Council Work Session Meeting. Mayor Stone requested that this matter become an agenda item for a Work Session Meeting after details have been resolved.

OLYMPIC INDUSTRIAL PARK SECTION ONE

Mr. Schwab reviewed the proposed Record Plan for Olympic Industrial Park, Section One, to be located north of State Route 725 and east of Bigger Road. The project involves approximately 8.4 acres of Light Industrial zoned land, to be subdivided into 7 industrial lots. Mr. Schwab located the property on a map and explained the zoning of adjacent land. He reviewed for Council requirements included in the approval of the Preliminary Plan for this area, the recommendations of the City Staff and the recommendations of the Planning Commission. Through much discussion, it became obvious that a Work Session on this issue would be necessary; Mr. Robert Archdeacon, with

RECORD OF PROCEEDINGS

504

Minutes of

Meeting

Held July 6, 1981 continued 19

Woolpert Consultants Engineers and representing the Applicant Ralph Woodley, agreed that the expiration time for the approval of this Record Plan be extended so that the Plan can be considered during a Council Work Session Meeting. Mayor Stone requested that this issue become an agenda item for a future Council Work Session Meeting.

BUDGET 1982

The Public Hearing was held concerning the proposed Budget for 1982 to be submitted to the Montgomery County Auditor. Mr. Kenning reviewed this proposed Annual Tax Budget which includes expenditures amounting to approximately \$4,148,700.00 and recommended approval of same. Mr. Taylor moved that the Annual Tax Budget for 1982 be approved, as submitted. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 13-81 FLOOD DAMAGE PREVENTION PROGRAM

The Public Hearing was held concerning Ordinance Number 13-81, An Ordinance Amending Resolution Number 22-75, Resolution Number 23-75 And Ordinance Number 44-75, And Providing A Flood Damage Prevention Program For The City of Centerville, Ohio. Mr. Kenning reviewed this proposed Ordinance, recommended for approval by the Planning Commission. It sets forth statement of purposes in terms of promoting the public health, safety and welfare to minimize the public and private loses due to flood conditions in specific areas through various provisions. The Ordinance also designates the area to which said provisions apply. Mrs. Heintz sponsored Ordinance Number 13-81 and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Sweetman requested that the Departments Review out of cycle, be given top priority for future Council Work Session Meetings.

Mr. Sweetman complimented the Police Department and City Manager for prompt action taken to clear a situation existing on East Franklin Street in Centerville, during the previous week.

Upon question of Mr. Sweetman, Mr. Kenning will review the status of the emergency sound pick up system installed at the intersection of Main and Franklin Streets.

Mr. Sweetman emphasized the fact that unsafe equipment is again being used to mow lots in Centerville, he requested that this situation be investigated.

Upon request of Mr. Sweetman, Mr. Schab reviewed the status of the Drainage Ditch District proposed affecting residences in Sugarcreek, the City of Kettering and the City of Centerville. Mr. Sweetman suggested that information concerning this matter be given to the Centerville residents involved.

CARRIAGE SQUARE SECTION FOUR

Mr. Kenning reviewed the recommendation of the City Engineer concerning the release of the Performance Bond posted on Carriage Square, Section Four. This is the last phase of a condominium development located on the west side of Bigger Road, at the Kettering Corporation Line. Based upon the fact that all work is completed, Mr. Schab recommended that the Performance Bond in the amount of \$3,000.00 be released, subject to the receipt of a Maintenance Bond in the amount of \$1,000.00. Mr. Sweetman moved that the Performance Bond posted on Carriage Square, Section Four, be released in accordance with the recommendation of the City Engineer. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RECORD OF PROCEEDINGS

DATE: 1981 JUL 10 10:11

Held July 6, 1981 continued 19

RESOLUTION NUMBER 21-81 POLICE VEHICLES

Mr. Kenning reviewed the following two bids received on July 6, 1981 for the purchase of two 1981 four door sedan police vehicles for the City of Centerville:

MacIntire Chevrolet, Inc., Akron, Ohio		
2 - 1981 Chevrolet Impala four door sedans		\$19,650.30
plus delivery		180.00
Stenger's Ford, Inc., Dayton, Ohio		
2 - 1981 Ford LTD four door sedans		\$18,140.00
trade-in less each vehicle		1,100.00

Mr. Kenning recommended that the bid of Stenger's Ford, Inc. be accepted for the purchase of two police vehicles with a trade-in of one vehicle; and that this acceptance be contingent upon the availability of the vehicles at the time of the execution of the Contract. However, if such vehicles are not available for delivery, then the bid of MacIntire Chevrolet, Inc., be accepted. Mr. Singer sponsored Resolution Number 21-81, A Resolution Accepting The Bid Of Stengers Ford, Inc., Or MacIntire Chevrolet, Inc., To Supply Two 1981 Four Door Sedan Police Vehicles 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 in accordance with the recommendation of the City Manager. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 15-81 SISTER CITY COMMITTEE

Mayor Stone explained the necessity for the appointment of Mr. Jack Langreck to the Sister City Committee to be passed as emergency legislation. Mr. Langreck will leave Saturday, July 11, 1981 to tour Germany and to visit Bad Zwischenahn, through passage of this Ordinance Mr. Langreck can be received as a Sister City Representative from Centerville. He is particularly interested in the organization of a student exchange program between Centerville and Bad Zwischenahn. Mr. Sweetman sponsored Ordinance Number 15-81, An Emergency Ordinance To Appoint Jack Langreck To The Sister City Committee For The City Of Centerville, Ohio, To Fill The Unexpired Term Of James Albrecht, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

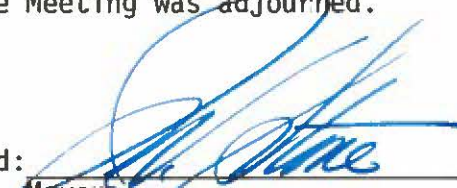
ORDINANCE NUMBER 16-81 SISTER CITY COMMITTEE

Mr. Singer moved that Ordinance Number 16-81, An Ordinance To Appoint Jack Langreck To The Sister City Committee For The City Of Centerville, Ohio, To Fill The Unexpired Term Of James Albrecht, be set for Public Hearing on July 20, 1981. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Singer suggested that a joint Meeting be scheduled between City Council and the Washington Township Trustees to receive a presentation from the Community Task Force Committee. Mr. Taylor advised that the Task Force Committee is Meeting to arrange for such a presentation.

Upon question of Mr. Singer, Mrs. McLaughlin asked for suggested candidates for appointment to the Community Fiscal Analysis Committee.

There being no further business, the Meeting was adjourned.

Approved: 
Mayor

ATTEST:


Clerk of Council