

RECORD OF PROCEEDINGS

15

Minutes of

REGULAR COUNCIL MEETING

Meeting

WATSON ENGINE & PLUMB CO. 10334

Held September 21, 19 81

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, September 21, 1981 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 Nora Lake
Councilmembers James Singer
Shirley Heintz
Russell Sweetman
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Alan Schwab
Service Director Richard Bishop
Traffic Engineer James Smith
Director of Finance William Bettcher
Chief of Police William Randolph
Acting Municipal Attorney Gayle Young

Mayor Stone advised that Councilman Charles Taylor, due to a previous commitment, was unable to be present for this Meeting. Mr. Siler moved that Councilman Taylor be excused from this Meeting. Mrs. Lake 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 Meetings - August 17, 1981.
August 31, 1981.
Council Work Session Meetings -
August 17, 1981.
August 24, 1981.
August 31, 1981.
September 14, 1981.

Mr. Sweetman moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion. However, Mayor Stone abstained from the Minutes of the Meetings held August 17 and August 24; Mr. Siler and Mrs. Lake abstained from the Minutes of the Meetings held August 31; and Mrs. Heintz abstained from the Minutes of the Meeting held September 14, 1981.

Mayor Stone announced Beggars Night in Centerville scheduled for Thursday, October 29, 1981 between 6:00 and 8:00 P.M.

Mr. Singer read a Proclamation issued by Mayor Stone designating the week of September 17 through 23, 1981 as Constitutional Week and September 17 as Citizenship Day in Centerville

Mr. Kenning reported the following during his City Manager's Report:
On Saturday, October 3, 1981, the Police Department will hold their 1981 auction on recovered and unclaimed items: residents may come to the Department during the week prior to the auction to review items for claim. The auction will begin at 11:00 A.M. to the rear of the Municipal Building.
The August 1981, Police Activity Report was briefly reviewed. Response time continues to be within the appropriate schedule as previously proposed.
The City has gone to bid for a resurfacing project on East Franklin Street between Cemetery Drive and Johanna Drive. It is estimated that this project will be completed by the end of this fiscal year.

Held September 21, 1981 continued 19

GOODWILL INDUSTRIES OF DAYTON, INC.

Mr. Kenning reviewed the Planning Commission Meeting held Tuesday, August 25, 1981. Mr. Schwab reviewed a proposed Site Plan Amendment for Goodwill Industries of Dayton, Inc. to relocate their trailer from along Spring Valley Road to along South Main Street, in the Goldman Parking Lot. The new location is just north of the northernmost curb cut into the Parking Lot and just south of Cassano's Restaurant, along the east side of South Main Street. The trailer is used by Goodwill as a collection facility. The City Planning Commission recommended approval of this Site Plan Amendment subject to the following conditions: 1. Screen the entire collection area with a four foot high wood fence, 2. Permit no items to be placed temporarily or permanently outside the screened area, 3. Only permit the collection of reusable household goods such as appliances, furniture, clothing, books, and other similar items. Materials normally collected at a recycling center or junk yard shall not be permitted to be collected on this site. The vote on Planning Commission was four in favor, two against the motion for approval

Betty Smith, Assistant Public Relations Director for Goodwill Industries, reviewed the utilization of a scout truck which picks-up areas around trailers when closed. Much of this material left outside the trailers is non usable and must be compacted by Goodwill. Upon question of Mr. Singer, Mrs. Smith advised that open hours are not posted, however, this is being pursued at the present time. Mrs. Heintz suggested that another location be proposed to locate this collection facility, perhaps near the Centerville Recycling Center. Mrs. Smith explained three factors which are considered for the location of a collection trailer: population and traffic, visibility and size of space. Mr. Sweetman suggested that a compromise be considered between the City and Goodwill to locate the trailer near the Recycling Center, a location where Centerville people have been coming for several years with discarded items. Mrs. Smith suggested that perhaps the facility could be located behind the Cassano's Restaurant on South Main Street. Mrs. Lake moved that the Site Plan Amendment for Goodwill Industries of Dayton, Inc. be referred to the Planning Commission to consider alternate locations. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

CENTERVILLE MILL

Mr. Schwab reviewed a Site Plan Amendment proposed for Centerville Mill, in order to relocate the vehicle scales on their property at 7991 Clio Road; being situated along the west side of Clio Road, north of Centerville Station Road. The scales are proposed to be relocated from the east side of the mill building to the east side of the metal building which is immediately north of the mill building. The Planning Commission unanimously recommended approval of this Plan as requested by the Applicant. Upon question of Mr. Siler, Mr. Kenning will review alterations made recently to the site to ascertain their compliance with approved plans, a report to be forthcoming during the next Council Work Session Meeting. Mrs. Lake moved that the Site Plan Amendment for Centerville Mill as submitted and recommended by the City Planning Commission be approved. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

SHELL OIL COMPANY

Mr. Schwab reviewed a proposed Site Plan Amendment for the Shell Oil Company located on the northwest corner of State Route 48 and Spring Valley Road. The request is to permit the enclosure of the porch on the north side of the existing building to provide additional storage space. The Planning Commission unanimously recommended approval of this Application to Council. Mr. Singer moved that the Site Plan Amendment submitted by Shell Oil Company

Held

September 21, 1981 continued

19

be approved, as recommended by the Planning Commission. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Richard Stewart, 2603 Walford Drive and owner of property located at 45 North Main Street, appeared before Council to question whether there are plans to correct underground faults on North Main Street. Mr. Kenning advised that he has been in contact with the State of Ohio, Department of Highways concerning this matter; they have indicated these corrections will be placed on the next fiscal year priority list. This will be a joint project between the State of Ohio and the City of Centerville. This will be an extensive base line project for the State of Ohio along both North and South Main Street in the City of Centerville. Mr. Kenning will continue to pursue correction of these faults with the State Highway Department. Mr. Sweetman suggested that Mayor Stone contact the Governor of the State of Ohio to solicit these corrections.

ORDINANCE NUMBER 19-81 ZONING ORDINANCE AMENDMENT TEXT

The Public Hearing was held concerning Ordinance Number 19-81. Mr. Kenning reviewed this proposed Ordinance which more clearly defines various categories of schools and churches and establishes more specific requirements for same. Mr. Sweetman sponsored Ordinance Number 19-81, An Ordinance Amending Ordinance Number 15-61, The Zoning Ordinance, And Ordinance Number 48-70, By Changing Definitions And Requirements For Educational Facilities And Churches In The City Of Centerville, Ohio, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

HIDDEN HILLS SECTION TWO

Mr. Kenning reviewed the recommendation of the Acting City Engineer that the Performance Bond be released posted on Hidden Hills, Section Two, subject to the receipt of a Maintenance Bond in the amount of \$1,000.00. A recent inspection has revealed that construction in this Section conforms to City Specifications and that the developer has performed all corrections required for final approval. The owner has been notified that it will be his responsibility to take care of damages which might occur due to heavy construction traffic, and that the Maintenance Bond to be posted might be used for such corrections, should this become necessary. Upon question of Mr. Singer, Mr. Kenning advised that the drainage problem previously experienced where this Plat joins the Village South Plat has been corrected. Mr. Sweetman moved that the Performance Bond posted on Hidden Hills, Section Two, be released, subject to the receipt of a Maintenance Bond in the amount of \$1,000.00 in accordance with the recommendation of the Acting City Engineer. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 36-81 SISTER CITY

Mrs. Lake read and sponsored Resolution Number 36-81, A Resolution Of The Council Of The City Of Centerville, Extending An Invitation To The City Of Waterloo To Become A Sister City And Inviting The People Of Waterloo To Participate In Said Program, 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 37-81 COMMUNITY GOVERNMENT TASK FORCE COMMITTEE

Mayor Stone reviewed the organization of a Community Government Task Force Committee in 1979, a Committee charged with the responsibility of finding one common government for the Centerville-Washington Township total Community. He reviewed their commitment to our Community to date, their concern and dedication, until their disruption a few weeks previous by a private survey. As a result of this action, Mayor Stone read a letter of

Held September 21, 1981 continued 19

termination from the Community Government Task Force Committee Chairman Jeanne Eickman. The City, with regret, accepted the resignation of Centerville Representatives on said Committee. Mr. Siler read and sponsored Resolution Number 37-81, A Resolution Of Appreciation To The Members Of The Community Government Task Force Committee Appointed By The City Of Centerville, Ohio, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved: _____

Mayor

ATTEST:

M. J. [Signature]
Clerk of the Council