

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

Held October 5,

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, October 5, 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 Shirley Heintz
 Charles Taylor
 James Singer
 Russell Sweetman
 Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 Assistant City Manager Joseph Minner
 City Planner Alan Schwab
 Service Superintendent Ray Hannah
 Traffic Engineer James Smith
 Chief of Police William Randolph
 Municipal Attorney Robert Farquhar

Mayor Stone advised that Councilman Jeffrey Siler was on vacation, thus his absence from this Meeting. Mr. Singer moved that Councilman Siler be excused from this Meeting. Mr. Sweetman 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 21, 1981.

Council Work Session Meetings - September 21, 1981.

September 28, 1981.

Mrs. Heintz 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, Mr. Taylor abstained from the Minutes of the September 21, 1981 Meetings.

Mayor Stone advised that representatives from the City of Centerville will visit Centerville's prospective Sister City, Waterloo, Ontario Canada, to celebrate their Thanksgiving Day and Oktoberfest with representatives of Waterloo. This will be an unofficial visit, rooms are available for those interested.

Mayor Stone read and issued a Proclamation designating the week of October 5, 1981 as Centerville Pepsi Spirits Soccer Team Week in Centerville, a copy of which was given to Biman Das, Mike Pickard, Paul Callahan, Scott Miller, Matt Franklin, Nick Hollenkamp, Brian Hinkle, Trey Griffith, John Wood, Brian Bozzo, Derek Das, Ray Scacchetti, Pete Woeste, Geoff Block, Brian Kohen, Coach Vince Kohen and Coach Michael Bozzo. This Proclamation was in recognition of their outstanding achievements as a select soccer team from Centerville.

Mr. Kenning reported the following during his City Manager's Report:

The September year-to-date Building Inspection Report was reviewed; commercial, business and industrial permits have increased.

The City of Bellbrook has officially joined the Cable TV Council, bringing the total to eight Cities and includes all Cities south of Dayton.

Dedication and Open House of the new fire station located on McEwen Road will be held October 11, 1981 at 2:00 P.M.; all interested residents are invited to attend.

An auction was held by the Centerville Police Department on Saturday,

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October 3, 1981, netting approximately \$500.00.

ORDINANCE NUMBER 26-81 ZONING ORDINANCE AMENDMENT TEXT

Mr. Kenning reported on the Planning Commission Meeting held September 29, 1981. The Commission unanimously recommended approval of an Ordinance to establish new fees for the following Applications: Outside Sales, Zoning Certificates, Site or Development Plans, Architectural Preservation District Approval Procedures, Certificate of Occupancy, Variances or Appeals, Conditional Uses and Rezoning. Mrs. Lake moved that Ordinance Number 26-81, An Ordinance Amending Ordinance Number 15-1961, Ordinance Number 28-70, Ordinance Number 3-77 And Ordinance Number 41-77 Relating To Filing Fees Contained In Sections 22 And 25 Of The Zoning Ordinance, be set for Public Hearing on November 16, 1981. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

GOODWILL INDUSTRIES OF DAYTON, INC.

Mr. Schwab reviewed the new proposed location for a Goodwill collection trailer adjacent to the parking lot for the K-Mart Store on South Main Street, directly behind Cassano's. The Planning Commission recommended approval of this Site Plan Amendment by a 5-1 vote subject to the following conditions:

1. A six foot screen be placed around the trailer with a design to meet staff approval.
2. Construction of some type of improved pad to allow the trailer to be parked in a level manner.
3. Permit no items to be placed temporarily or permanently outside the screened area.
4. 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.

Betty Smith, Assistant Public Relations Director for Goodwill Industries, suggested that perhaps the trailer could be repositioned to achieve a level manner instead of constructing a pad, in consideration of cost involved. Goodwill Industries cannot guarantee conformance with conditions 3 and 4, but will take steps to police these requirements as much as possible.

Mrs. Heintz suggested that this trailer be placed at the Centerville Recycling Center site. Mrs. Smith advised that the Transportation Manager for Goodwill Industries has indicated that there is not sufficient space for the movability of the semi-trailers at the Recycling Center. Upon question of Mr. Sweetman, Mr. Kenning advised that both the Goodwill trailer and the Recycling Center can be accommodated at the present recycling site. Mr. Sweetman sees the proposed location for the Goodwill trailer as temporary, another move would be necessary in a few years.

Mr. Taylor moved that Council accept the recommendation of the Planning Commission concerning the Site Plan Amendment for Goodwill Industries of Dayton, Inc. and including the four conditions place upon it by the Planning Commission. Mayor Stone seconded the motion. A roll call vote resulted in four nays against the motion; Mr. Taylor and Mayor Stone voted yes. Council encouraged Goodwill Industries to pursue the location of the trailer at the Recycling Center site.

THOMAS PAINE SETTLEMENT NUMBER THREE PRELIMINARY PLAN

Mr. Schwab reviewed a Site Plan Amendment for Thomas Paine Settlement, Number Three, located north of State Route 725 and east of Bigger Road. The request is a reconfiguration of 32 dwelling units included on the previously approved plan. The proposal is to build smaller units having eight dwelling units per building and reconfiguration of the parking layout. The Planning Commission unanimously recommended approval of this Site Plan Amendment,

OPTIONAL FORM NO. 10734

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conditioned upon the fire hydrant locations being reevaluated and approved by the Washington Township Fire Department.

Mr. Robert Archdeacon, from Woolpert Consultants and representing the Applicant, reviewed the modifications proposed to the Plan previously approved by Council. Mrs. Lake moved that the Site Plan Amendment for Thomas Paine Settlement, Number Three, Preliminary Plan, be approved in accordance with the recommendation of the Planning Commission. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 12-81 INCOME TAX

Mr. Sweetman moved that Ordinance Number 12-81, An Ordinance Amending Chapter 191 Of The Centerville Municipal Code To Require The Filing Of Income Tax Returns By Persons Not Required To Pay Any Tax Because Of A Tax Credit For Taxes Paid To Other Municipalities, be removed from the table. Mr. Taylor seconded the motion. Mayor Stone advised that this proposed Ordinance was tabled by Council on June 1, 1981 following the Public Hearing. A roll call vote resulted in six ayes in favor of the motion.

Mr. Taylor sponsored Ordinance Number 12-81, An Ordinance Amending Chapter 191 Of The Centerville Municipal Code To Require The Filing Of Income Tax Returns By Persons Not Required To Pay Any Tax because Of A Tax Credit For Taxes Paid To Other Municipalities, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 21-81 PERMIT FEES

Mayor Stone advised that Ordinance Number 21-81 was tabled by Council on August 17, 1981 until it's companion Ordinance came to Council from the Planning Commission, said companion Ordinance being Ordinance Number 26-81 which was addressed earlier during this Council Meeting. Mrs. Lake moved that Ordinance Number 21-81, An Ordinance Amending Chapter 1321 Of The Centerville Municipal Code Relating To Permit Fees, be tabled until November 16, 1981. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 27-81 PERMIT FEES

Mr. Kenning reviewed the unanimous recommendation of the Planning Commission for the passage of Ordinance Number 27-81, proposed to change fees collected by the City as contained in the Subdivision Regulations for Centerville. Mrs. Lake moved that Ordinance Number 27-81, An Ordinance Amending Section 1115.02C Of The Centerville Municipal Code Relating To Fees, be set for Public Hearing on November 16, 1981. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 38-81 EAST FRANKLIN STREET

Mr. Kenning reviewed the following three bids received for the East Franklin Street Road Repair and Resurfacing Project 1981:

Carey Paving Company	\$21,783.00
L. P. Cavett Company	31,730.80
Ziehler Road Materials	32,490.20

The project includes that portion between Cemetery Drive and just east of Johanna Drive. Upon question of Mrs. Heintz, Mr. Kenning advised that the completion date should be mid November of this year. Work to be done includes the removal of humps, catch basin adjustments, curb and base repair work. Mr. Sweetman asked that in the future he be supplied a copy of the proposed Contract prior to bid acceptance. Mr. Kenning recommended that Council accept the bid submitted by Carey Paving Company in the amount of \$21,783.00. Mr. Sweetman sponsored Resolution Number 38-81, A Resolution Accepting The Bid Of Carey Paving Company, Inc. To Supply Street Improvements-

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East Franklin Street 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 of the motion.

There being no further business, the Meeting was adjourned.

Approved: 

Mayor

ATTEST:


Clerk of Council