

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

DAYTON LEGAL BLANK CO. 10134

Held

December 3

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, December 3, 1979 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Deputy Mayor Russell Sweetman and the Pledge of Allegiance to the Flag lead by Boy Scout Troop 116, with Mayor Victor Green presiding. Councilmembers and City Staff present were as follows:

Deputy Mayor Russell Sweetman
 Councilmembers J. V. Stone
 Leonard Stubbs
 Jeffrey Siler
 James Singer
 Nora Lake
 Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 City Engineer Karl Schab
 Director of Finance William Bettcher
 Service Director Richard Bishop
 Planner Alan Schwab
 Chief of Police William Randolph
 Municipal Attorney Robert Farquhar
 Assistant City Manager Joseph Minner

Mayor Green welcomed Boy Scout Troop 116 to this Council Meeting.

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

Council Meeting - November 19, 1979.
 Council Work Session Meetings - November 19, 1979.
 November 26, 1979.

Mr. Siler 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; Mrs. Lake abstained; Mr. Sweetman abstained from the Minutes of the November 26, 1979 Meeting.

Mrs. McLaughlin announced the receipt of a Notice from the Ohio Department of Liquor Control of an Application for D1, D2 and D3 Permit for Marene Inc., DBA Marions Pizza, 264 North Main Street.

Mrs. McLaughlin advised that a Certificate has been received from the Centerville Community Improvement Corporation certifying to Council that the proposed industrial revenue bond issue to be used by Union Camp Corporation to purchase the MacMillan-Bloedel facility is in accordance with the plan entered into by the City and the CIC and requests that Council adopt a similar Resolution of intent.

RESOLUTION NUMBER 56-79 UNION CAMP CORPORATION

Mr. Farquhar reviewed a proposed Resolution which is the final initial step responding to the communication from the CIC to induce the Union Camp Corporation to move forward with the project. Mr. Sweetman sponsored Resolution Number 56-79, A Resolution Indicating Intent To Issue Industrial Development Revenue Bonds For Union Camp Corporation Project To Finance The Acquisition And Construction Of An Industrial Facility To Be Located Within The City of Centerville, Ohio, 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 Green welcomed the Union Camp Corporation into the City of Centerville.

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The following items were discussed during Mr. Kenning's City Manager's Report to Council:

Mr. Kenning outlined Sessions which he attended during the National League of Cities Conference held this past week.

Periodically local government series will be offered on Cable TV.

The Traffic Signal at Fireside Drive and State Route 48 is in place, it should be activated soon.

Mr. Kenning reviewed the November activity reports of the Building Inspection Department and the Service Department.

Mr. Sweetman advised that information concerning the Business Meeting held at the National League of Cities Conference is on file in the Centerville Municipal Building for review.

Mayor Green advised that the Design Review Criteria has been completed and is available for the Architectural Preservation District.

Mr. Stubbs advised that the Council Finance Committee has completed action on the initial review of the Budget for 1980. Changes are being made and it should be before Council within two weeks.

Mr. Stone announced the Citizens for Cooperative and Responsive Government Committee Meeting scheduled for Wednesday, December 5, 1979 to begin at 7:30 P.M. in the Community Room.

Mr. Fred Henley, 521 Sunnyclyff Place, appeared before Council questioning an enlargement to the parking area at 7266 Far Hills Avenue. This property was recently approved for an Office-Residence use. Mr. Minner reviewed an administrative change which was made in the parking area in accordance with Zoning Regulations. Major trees have been retained on the property, additional plantings will be provided along the north and east property lines. Mr. Henley's concern is the reflection of head lights during evening hours toward his property. Mr. Kenning explained how changes were made which did not effect the requirements placed upon the property when the use was approved by Council. Mayor Green requested that the City Staff review this complaint to alleviate any negative impact upon the Henley property

ORDINANCE NUMBER 56-79 COMPETITIVE BIDDING

The Public Hearing was held concerning Ordinance Number 56-79. Mr. Kenning reviewed the proposed Ordinance which changes the bid limit from \$2,500.00 to \$5,000.00 to conform with State Law. Mr. Singer sponsored Ordinance Number 56-79, An Ordinance Amending Section 105.01 Of The Centerville Municipal Code To Raise The Authority Of The City Manager To Make Contracts Without Competitive Bid From \$2,500.00 To \$5,000.00, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 57-79 COUNCIL COMPENSATION

The Public Hearing was held concerning Ordinance Number 57-79. Mr. Stubbs explained the fact that the intent of Council, when the Ordinance establishing Council's compensation in 1974 was passed, was to establish a fair salary and to allow it to grow at the rate of inflation but not at the rapid rate of inflation today. This Ordinance will set the salary in balance with that of the Washington Township Trustees in years to come. Mr. Stubbs sponsored Ordinance Number 57-79, An Ordinance Amending Ordinance 67-74 Limiting Salary Adjustments For Members Of Council To A Maximum Of Five

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(5%) Percent A Year, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBER 57-79 COMMUNITY TASK FORCE COMMITTEE

Mayor Green read a proposed Resolution appointing members to the Community Task Force Committee. Mr. Singer clarified the fact that these will be members of the Steering Committee, many extremely qualified residents were interviewed for these four appointments; he encouraged the utilization of other interviewees on the Task Force Committee. Mr. Singer sponsored Resolution Number 57-79, A Resolution Appointing Members To The Community Task Force Committee For The City Of Centerville, Ohio, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 59-79 BOARD OF TAX APPEALS

Mr. Sweetman moved that Ordinance Number 59-79, An Ordinance Appointing Robert P. Hensley, Stephen Mikula And Charles G. Taylor As Members Of The Board Of Tax Appeals For The City Of Centerville, Ohio, And Establishing A Term Of Office, be set for Public Hearing on December 17, 1979. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

COMMUNITY TASK FORCE COMMITTEE COUNCIL REPRESENTATIVE

Mr. Stubbs moved that Mr. Stone be appointed Council's Representative on the Community Task Force Committee. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Stone abstained.

RESOLUTION NUMBER 58-79 DESIGN REVIEW CRITERIA

Mr. Kenning reviewed guidelines included in the Design Review Criteria prepared to define architectural characteristics for the center of town, in the Architectural Preservation District. A letter has been received from the Board of Architectural Review recommending adoption of these guidelines, to Council. The preparation of this criteria has been funded partially through a Federal Grant. Mr. Sweetman sponsored Resolution Number 58-79, A Resolution Adopting A Design Review Criteria For The Architectural Preservation District In The City Of Centerville, Ohio, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RED COACH WOODS

Mr. Kenning reviewed the recommendation of the City Engineer that the Performance Bond posted on Red Coach Woods be released subject to the posting of a Maintenance Bond. The area is now fully developed and all improvements are in place. Mr. Sweetman moved that the Performance Bond of \$50,000.00 posted on Red Coach Woods be released subject to the receipt of a Maintenance Bond in the amount of \$2,500.00 to be in effect for the duration of one additional year. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RAHWOOD ESTATES

Mr. Kenning reviewed Mr. Schab's recommendation to release the Performance Bond posted on Rahnwood Estates; all improvements have been made. Mr. Stubbs moved that the Performance Bond posted on Rahnwood Estates in the amount of \$218,900.00 be released subject to the receipt of a Maintenance Bond of \$10,945.00 to expire one year after the date it is posted. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

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WALNUT HILLS ESTATES

Mr. Kenning reviewed Mr. Schab's recommendation concerning three Sections in Walnut Hills Estates:

Section 1(A): reduce Performance Bond from \$69,121.00 to \$24,000.00 or a reduction of approximately 65%.

Section 1(B): reduce Performance Bond from \$77,431.00 to \$25,000.00 or a reduction of approximately 68%.

Section 2: reduce Performance Bond from \$72,662.00 to \$19,000.00 or a reduction of approximately 74%.

Mr. Sweetman moved that the Performance Bonds posted on Walnut Hills Estates, Section 1 (A), 1 (B) and 2 be reduced in accordance with the recommendation of the City Engineer. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBER 59-79 ENDORSEMENT

Mr. Sweetman sponsored and read Resolution Number 59-79, A Resolution Of The City Of Centerville By Its Elected Officials Who, By This Resolution, Support The President Of The United States And The United States State Department In Their Actions Taken During The Past Weeks Of The Iranian Crisis, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion. Mr. Sweetman advised that a similar Resolution will be passed in nearly all Municipalities represented at the National League of Cities Conference.

Mayor Green reviewed a Special Meeting he attended with the Department of Transportation during the past week. He emphasized the need for the City of Centerville and other member Municipalities in the area to actively participate with the Transportation Coordinating Committee to bring I-675 back on tract as a substitute proposal. Mrs. Lake announced the next TCC Meeting scheduled for Thursday, December 6 and an areawide Meeting on December 10, 1979. Upon question of Mr. Stubbs, Mrs. Lake explained the processes involved for funds to be used for alternatives other than the construction of Interstate 675. Discussion followed concerning substitute proposals and the utilization of these committed dollars. Mr. Stone expressed his displeasure with what has happened in our Community relative to the construction of proposed I-675.

Mr. Schwab reviewed the Conditional Use approved for Office-Residence for the property located 7266 Far Hills Avenue, and outlined the conditions placed upon the property by City Council. The new owner proposes additional parking leaving a buffer of 15 feet along the north and east property lines, with additional plantings to provide a visual barrier at eye level. This matter will be further reviewed by the City Staff.

Mr. Sweetman complimented the Centerville Police Department for their recent operations dealing with drugs and traffic.

Mayor Green announced a State of the Region briefing sponsored by Representative Tony Hall and Senator John Glenn to be held in the Convention Center, Thursday, December 6, 1979 to begin at 7:30 P.M.

There being no further business, the Meeting was adjourned.

Approved: 

Mayor

ATTEST:


Clerk of Council