

**Village of Covington Ohio  
Record of Proceedings  
Covington Village Council Meeting  
April 28, 2008**

Covington Village Council met in regular session on Monday, April 28, 2008 at 7:00 p.m. in the Village Government Center with the following members present: Marc Basys, Scott Tobias, Doris Beeman, George Karayannis, Donna K. Dewey and Gary Bell. Mayor Lowell Yingst presided at the meeting. Grant Kerber, Law Director, was also present.

Pledge of Allegiance was given to the flag.

Cathy Koozer and Connie Cecil, Eagles Auxiliary representatives, were present to inform Council of their plans to renovate the small shelter at the Covington Park paid for by the Covington Eagles at no expense to the Village. Plans are to install stainless steel sink countertop on the East side, counter and cupboards on the South side, fluorescent lights and to put in service on demand hot water (electric).

Tobias, a member of the Park Board, said all improvements are welcome. He inquired as to whether there was 110 or 220 electric service.

Koozer said they have plenty of volunteers who will help with the project.

Miami County does inspections. If 220 is needed, there will have to be a certified electrician who does then work.

Motion was made by Karayannis and seconded by Bell for the Eagles and Eagles Auxiliary to proceed with the renovations to the park shelter. Roll call: all ayes.

Sandy Abel asked what is being done about the Wall Street railroad arch.

Mayor informed her letter has been sent out about removal of the property pin on her property. As for the arch, Council has no option until May 1<sup>st</sup> when current extension expires.

Gary Korte was present –said he has not spoken to Mr. Adrian Miller. Korte tried to get his attorney to attend Council meeting; however, attorney couldn't make it.

The Mayor said Council will make decisions after May 1<sup>st</sup> depending on what happens.

Barbara Ross, another neighbor adjacent to railroad arch, said she is frustrated about the mud being dragged into her home from arch. Street sweeper had been down there at the beginning but hasn't been there for a long time.

Fund balances were reviewed.

Motion was made by Bell and seconded by Dewey for payment of bills, Roll call: all ayes.

Tobias informed Council Planning and Zoning Board had reviewed request from Rudy Inc. for zoning amendment change. Rudy Inc. is asking to have land behind their Hazel Street establishment zoned to light Industrial. It is currently zoned Conservation area. Rudy's plans to build office, scales, etc., behind current office building on Hazel Street. Traffic will make circle behind the silos. Land involves a little over five acres.

Motion was made by Dewey and seconded by Karayannis for Council to have a Public Hearing on June 9<sup>th</sup> at 7:00 p.m. for consideration of zoning change as so recommended by Planning and Zoning Board. Roll Call: all ayes.

Tobias also informed Council Planning and Zoning Board recommended zoning change for lots North of Al's BP to Face Street, West on Face Street to North Pearl Street and South to State Route 36 (Broadway) be zoned R2. All lots are currently zoned Office service except property next to Broadway on Pearl Street which is zoned Neighborhood Business.

Motion was made by Bell and seconded by Beeman to have Public Hearing on June 9<sup>th</sup> at 7:30 to consider lots rezoning as recommended by Planning and Zoning Board. Roll Call: all ayes.

Walnut Street/Brown Road Water Main Replacement Project: Kerber said since there was no protest letter from apparent low bidder Council had awarded project to next apparent low bidder contingent upon receiving protest letter.

Motion was made by Bell and seconded by Tobias Council had not received a protest letter; thus project is awarded to next apparent low bidder. Roll call: all ayes.

Motion was made by Tobias and seconded by Bell to advertise for 2008 Street/alley resurfacing project as so presented by Bob Kendig, Street supt. Roll call: all ayes.

Beeman asked if Council had received Disk-off golf materials in their packets.

Karayannis said it seemed like a park project.

Mayor said we are in the middle of the Strategic Plan for the Village, so Council needs to look at the entire picture.

School teachers are using it in gym classes.

This would be considered along with entire program.

Karayannis said house on South High Street that burned approximately 7 years ago has been setting vacant and going to Sheriff's sale next month. Karayannis sent pictures of structure in packets for council members.

Karayannis said this is a blight and health issue on community. He asked if windows could be boarded up. There is a gas can and tires in structure (per picture).

Mayor said the Health Department has been involved with the local police and fire departments and past Councils. There have been charges filed against them. There have been efforts made to correct the situation.

Property owner and bank will neither one claim to own property.

Kerber said there are different standards and most overlap. In Piqua, they use BOCA code which includes maintenance. He doesn't think City of Troy uses BOCA. Each situation is a little bit unique. They have been encouraged to fix up building. Village would have to get approval for Court to take action.

Bell said we are limited in what we can do and knows police, fire and Council are doing what we can do.

Purchaser will be subject to any liens on the property and the property maintenance is passed onto new purchaser. They are subject to violations.

Karayannis asked what if it doesn't sell – Council needs to have a plan.

Kerber said there was not any real difficulty in boarding up windows; cost for doing so could be placed on taxes.

Beeman said persons would go in if they want to even if windows are boarded up. She asked if there was gasoline in the gas can.

Karayannis said he didn't know if there is gas in the gas can.

Kerber said this is a problem in every community; everyone is struggling with foreclosure issues; it is not unique to Covington.

Karayannis said we should have a policy for abandoned buildings.

What constitutes abandonment?

Kerber said boarding up window was administrative decision – Mayor's. He did not need Council approval. It is a case by case issue.

Liability issue: if someone trespasses, it would be very difficult to get Village involved in this according to Kerber.

OSU strategic planning group will meet again on April 29<sup>th</sup> at 6:30 P.M. in the Covington Church of the Brethren basement. Everyone is welcome.

Tobias said he, others on the Park board and volunteers have the new bleachers installed along the big ball diamond at the park. Equipment was furnished by Finrock Construction. Bleachers were paid for by Covington Community Chest, Judge Felger Estate monies.

Appreciation was extended to them for this generous donation.

Police Chief Lee Harmon had no report.

Fire Chief Bill Westfall had no report.

Ray Kimmel, BPA Supt., had no report.

Karayannis reported on behalf of the Street Committee concerning purchase of ford F350: committee felt this was the best economical decision and to purchase through State Bid.

Kendig had two other prices besides State bid; however, truck would have to be advertised since cost is over \$25,000.00.

Motion was made by Karayannis and seconded by Basye to purchase Ford F350 at the cost of \$26,962.00. Roll call: all ayes.

Motion was made by Karayannis and seconded by Basye to purchase equipment for truck at cost of \$21,762.00 from Kaffenbarger. Roll call: all ayes.

Motion was made by Bell and seconded by Karayannis to pay \$1,700 as Village share of cost to repair patch on Ingle Road. Newberry Township is also paying \$1,700 for patchwork being done by Patriot Paving. Roll Call on motion: all ayes.

Motion was made by Karayannis and seconded by Beeman to have Wise Lawn Care spray Village-owned lots at cost of \$210. Roll call: all ayes.

Spray is to alleviate weeds.

Motion was made by Dewey to adjourn at 8:07 p.m.