

RECORD OF PROCEEDINGS

Minutes of *COUNCIL*

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held *June 20*20 *05*

The Council of the City of Centerville, County of Montgomery, State of Ohio, met on Monday, June 20, 2005, at 8:00 P.M., in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilmember James Singer, and the pledge of allegiance to the flag, with Mayor C. Mark Kingseed presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor	Douglas Cline
Councilmembers	Susan Lienesch
	James Singer
	Robert Corbin
	Brooks Compton
	Paul Gresham

Clerk of Council Marilyn McLaughlin
 Assistant Clerk of Council Debra James
 City Manager Gregory Horn
 City Engineer Douglas Spittler
 City Planner Steve Feverston
 Finance Director Mark Schlagheck
 Economic Development Administrator William Covell
 Assistant to the City Manager Jennifer Wilder
 Assistant to the City Manager Jennifer Kuschnerus
 Public Works Operations Manager Mary Lou Pence
 Municipal Attorney Scott Liberman

The minutes of the following meetings had been distributed prior to this meeting:

Council Meeting - May 16, 2005.
 Work Session Meetings - May 16, 2005.
 - June 6, 2005.
 - June 13, 2005.

Mr. Compton moved that the minutes of the foregoing meetings, as distributed be approved. Mr. Corbin seconded the motion. The motion passed unanimously with Dr. Gresham abstaining from the June 13, 2005 Work Session meeting.

Mayor Kingseed recognized Eagle Scouts Matthew McCall and Michael Crow in the audience. Each scout explained their project to benefit the community, in order to receive their Eagle Scout Award. They were presented with an Achievement of Excellence key chain from the City of Centerville.

Linda Meily, Chairman of the City Beautiful Commission, presented the Business Pride Award for the month of June to Chez Francoise Interiors, at 60 North Main Street, and the Business Elite Award to Routsong Funeral Home at 81 North Main Street.

Mayor Kingseed administered the Oath of Office to Board of Tax Appeals member Paul Heintz, and to City Beautiful Commission member Brett Kottmann.

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Mrs. McLaughlin announced the receipt of letters of resignation from City Beautiful Commission members Mary Stockmyer and Cathy Gill.

Mayor Kingseed reported the following:

Clerk of Council Marilyn McLaughlin is retiring the end of October, 2005. He expressed appreciation for her years of service to public officials and to the community.

The next Neighborhood Improvement meeting has been scheduled for Thursday, June 23, 2005, in order for residents to express their concerns and to perhaps improve neighborhoods.

The Americana Festival will be held on July 3 and 4, 2005, with the concert on Sunday, July 3, and the parade and fireworks on Monday, July 4.

The Local Government Fund is not going to be cut. This has been a concern of many entities during previous months.

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

The areas to be included in the Neighborhood Improvement meeting were identified.

Wright State University has completed the refuse collection survey of 500 households. The results will be reviewed in the near future.

CodeRED was explained, with the first situation taken place in the City of Centerville concerning a bee hive on West Franklin Street on Thursday, June 16, 2005.

Mrs. Wilder outlined code violations and resolutions for the month of May, 2005, as well as the community calendar for the coming month.

MIAMI VALLEY HOSPITAL MAJOR USE SPECIAL APPROVAL APPLICATION CONDITIONAL USE REQUEST

The Public Hearing was held concerning the Major Use Special Approval Application submitted by Joann Ringer, for Miami Valley Hospital, for a multiparcel medical campus and Phase I Ambulatory Care Center. A Conditional Use was also submitted for a proposed heliport. Mr. Feverston located the subject property on a map and identified the Wilmington Pike and Clio Road intersection; more specifically situated north of Clio Road, south of I-675 and west of Wilmington Pike. The zoning on the property is primarily zoned B-PD Business-Planned Development which will permit all the uses that are part of the development. The overall Master Plan that is part of this request; particularly along Clio Road and along Wilmington Pike, there are already several established access points into the property. For Phase I there are two driveways that are affected; one directly opposite the St. Francis Church and the other is located across from the easternmost driveway to Far Hills Community Church. The principal access point will be off Wilmington Pike and this access point is located directly opposite the Hope United Methodist Church which is in Sugarcreek Township. The Master Plan shows a major spine road that connects all of these development parcels. The Phase I area is in the center portion of the site itself. Phase I extends the main spine road to a point just north of the proposed parking garage and ultimately winds back out to Clio Road. There is a substantial amount of trees to the west and to the north, an existing tree line is being preserved (as many trees as are practical) and they are trying to get a major improvement in a natural setting of the site itself.

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With regards to the Create the Vision, the City's newly created Master Plan, it fits extremely well with all of the recommendations of the Master Plan. Phase I does include an Emergency Diagnostic Treatment Center, a five story medical office building and a single story parking garage (it will have a lower and one upper parking level) and an established meadow area for patients and medical staff and a future cancer center which will be the second part of Phase I with plans coming back to the Planning Commission ultimately for a final site plan review building itself. Both the overall Master Plan and Phase I which also includes the heliport; the Planning Commission recommended approval of the Major Use Special Approval and Conditional Use to City Council subject to the following conditions:

1. Additional right-of-way shall be dedicated along Wilmington Pike north of the proposed collector street intersection having a maximum width of twenty-four (24) feet, twelve (12) feet in width south of the proposed collector street and twelve (12) feet in width along Clyo Road, subject to approval by the City Engineer.
2. Wilmington Pike shall be modified to include the construction of a right turn lane at the intersection of the proposed entrance drive and install a traffic signal at this intersection subject to approval by the city Engineering Department.
3. A final traffic impact study shall be conducted for this development subject to approval by the City Engineering Department.
4. Access to individual development parcels shall be provided through the internal street network.
5. All private streets shall be constructed to City standards excepting street width as shown on the Major Use Plan subject to approval by the City Engineering Department.
6. All street names shall be subject to approval by the City Planning Department.
7. A hard surface roadway capable of providing emergency vehicle access and support at all times for emergency purposes shall be provided during construction.
8. A final grading and stormwater drainage plan shall be subject to approval by the City Engineering Department showing drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the City Stormwater Drainage Control Ordinance.
9. An easement shall be recorded to allow for emergency access to all retention/detention basins by the City.
10. The final plans for the proposed cancer center shall be subject to approval by the Planning Commission.
11. A final screening and landscaping plan shall be submitted for each development parcel at the time approval is sought, subject to approval by the Planning Department.
12. A performance bond or other construction guarantee shall be posted by the developer for all landscaping and screening improvements required by the Zoning Ordinance subject to approval by the City Engineer. This bond or guarantee shall be in accordance to the Guarantee of Construction and Installation of Improvements, Inspections Section of Part Twelve, Title Four of the Code of Ordinances.

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13. A final exterior lighting plan shall be subject to approval by the City Planning Department.
14. All dumpsters shall be screened using brick and/or stone to match the materials of the building subject to approval by the City Planning Department.

Mary Boosalis, 524 Walnut Springs, Dayton, Ohio, representing the administrative staff and the Board of Miami Valley Hospital was present to answer questions. She explained that 18 months were spent on designing this facility, they have been very sensitive to the City's own strategic plan, keeping it in line with City goals in terms of economic development. The initial phase of this project will cost 73 million dollars in construction costs; it is approximately 200,000 square feet and initially will add 100 jobs to the community not including physicians and staff they may hire in their medical office building. There are no in-patient beds planned for this facility; this is an out-patient orientation. This will not only be a beautiful site architecturally, they are going out of their way to assure that it is quiet, it will have a healing environment and it will impress people from a customer service standpoint. The helicopter will not be stationed on the helicopter pad, the pad is needed in order to transfer critically ill patients to the in-patient facility. It is important to have a helicopter readily available. They believe they will be able to avoid residential areas with regard to the flight pattern.

Mr. Kim Way, a principal of NBBJ, commented on the land use; he also introduced the key architect designer on the project, Drew Burgess. They brought a physical model of the project. Mr. Burgess explained that they started with a very strong design vision in creating a new health care experience and explained what this means to Miami Valley Hospital, to Centerville and to the community. He pointed out that this is a strategic site and the gateway to Centerville, they have tried to create the best environment that they could. Miami Valley Hospital has a strategy and a vision that will take this project out well into the future.

In answer to a question of Mr. Compton, Mr. Feverston explained that the Major Use Special Approval is for the entire 98 acres and detailed approval for Phase 1.

Upon question of Mr. Cline, Mr. Burgess advised that their design team is currently working on the second of three Phases. In mid or late fall construction activity should begin. Phase 1 will take 18 to 21 months for completion.

Members of Council expressed appreciation for this project and are very proud to have this facility in Centerville.

Mr. Cline moved that the Major Use Special Approval Application for Miami Valley Hospital as well as Phase 1, be approved subject to the conditions as recommended by the Planning Commission. Dr. Gresham seconded the motion. The motion passed unanimously.

Mrs. Lienesch moved that the Conditional Use Request filed by Miami Valley Hospital for a heliport, be approved. Mr. Compton seconded the motion. The motion passed by unanimous vote.

CENTERVILLE BENJAMIN ROBBINS PLAT SECTION ONE RECORD PLAN

Mr. Feverston reviewed the Record Plan for the Centerville Benjamin Robbins Plat, Section One, for property located in the northwest quadrant of Main and Franklin Streets. This Plan consists of three parcels and provides for the public parking in the center of town. The Planning Commission, by unanimous vote, recommended approval of this Record Plan.

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Mr. Corbin moved that the Record Plan for the Centerville Benjamin Robbins Plat, Section One, be approved. Dr. Gresham seconded the motion. The motion passed unanimously.

Mr. Compton reviewed the presentation made by the Miami Valley Hospital at the Create the Vision meeting held June 8, 2005. At this meeting the Unified Development Ordinance Task Force was also discussed.

Dr. Gresham outlined activities he has been involved in for the National League of Cities.

Mayor Kingseed explained the Consent Agenda which contains procedural administrative matters. Approval of these issues will be as a group with one motion being made. The following Consent Agenda items were reviewed

Mr. Horn explained A Resolution Authorizing The City Manager To Enter Into An Agreement Between The City Of Centerville And Far Hills Community Church To Act As The Host Site For The Vietnam Veterans' Memorial Wall Exhibit. Entities in the community are coming together for the Vietnam Veterans' Memorial Wall exhibit during the week of November 7, 2005, with a closing ceremony on November 11, 2005. The Far Hills Community Church will be the host site.

Mr. Horn reviewed a proposed Resolution Declaring Specific Equipment No Longer Utilized By The City Of Centerville As Surplus Property And Authorizing The City Manager To Dispose Of Said Surplus Property In Accordance With The Guidelines As Stated Herein. This surplus property consists of laptops which have been replaced. Two communities have expressed a desire to use these laptops.

Mr. Horn explained a proposed Resolution Encouraging The Miami Valley Communications Council Policy Board To Support A Twenty Percent (20%) Rebate Of The Cable Franchise Fees For The 2006 Calendar Year. This Resolution encourages the 7 member Cities to request a reduction in the franchise fees by 20 percent for the year 2006.

Mayor Kingseed brought attention to the following reappointments being made by the passage of the Consent Agenda:

Charles Graham to the Board of Architectural Review.
 Fredrick Hess to the Sister City Committee.
 Paul Clark as Chairman of the Planning Commission.
 Dr. Mary Ann Gasior to the Centerville Arts Commission.

Mr. Compton moved that the following Consent Agenda items be passed:

1. Ordinance Number 04-05: An Emergency Ordinance Amending The Personnel Manuals Of The City Of Centerville.
2. Ordinance Number 05-05: An Ordinance Amending The Personnel Manuals Of The City Of Centerville, be set for Public Hearing on July 18, 2005.

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3. Ordinance Number 06-05: An Ordinance Amending The Municipal Code, To Require Access To Toilet Facilities At Building Sites, be set for Public Hearing on July 18, 2005.
4. Resolution Number 22-05: A Resolution Ratifying The Action Taken By The City Manager To Grant An Easement, On Behalf Of The City Of Centerville, To The Board Of County Commissioners Of Montgomery County, Ohio, To Construct A Sanitary Sewer And Water Line Through Property Owned By The City Of Centerville.
5. Resolution Number 23-05: A Resolution Setting Forth Support Of Improvements To The Access For The Central Avenue/Dixie Drive Interchange With Interstate 75 (Exit 47).
6. Resolution Number 24-05: A Resolution Authorizing The City Manager To Enter Into An Agreement Between The City Of Centerville And Far Hills Community Church To Act As The Host Site For The Vietnam Veterans' Memorial Wall Exhibit.
7. Resolution Number 25-05: A Resolution Declaring Specific Equipment No Longer Utilized By The City Of Centerville As Surplus Property And Authorizing The City Manager To Dispose Of Said Surplus Property In Accordance With The Guidelines As Stated Herein. (Laptops)
8. Resolution Number 26-05: A Resolution Declaring Specific Equipment No Longer Utilized By The City Of Centerville As Surplus Property And Authorizing The City Manager To Dispose Of Said Surplus Property In Accordance With The Guidelines As Stated Herein.
9. Resolution Number 27-05: A Resolution Encouraging The Miami Valley Communications Council Policy Board To Support A Twenty Percent (20%) Rebate Of The Cable Franchise Fees For The 2006 Calendar Year.
10. Resolution Number 28-05: A Resolution Accepting The Bid Submitted By Miami Valley International Trucks For The Purchase of One Cab And Chassis For The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith.
11. Resolution Number 29-05: A Resolution Accepting The Bid Submitted By Wagner-Smith Company, For The State Route 48 Decorative Lighting Project, A Joint Project Between The City Of Centerville And Washington Township, And To Authorize The City Manager To Enter Into A Contract In Connection Therewith.

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12. Resolution Number 30-05: A Resolution Accepting The Bid Submitted By The L. J. DeWeese Company, Inc., For The Concrete Sidewalk And Repair Project, A Joint Project Between The City Of Centerville And Washington Township, And To Authorize The City Manager To Enter Into A Contract In Connection Therewith.
13. The following reappointments be made:
 Charles Graham to the Board of Architectural Review.
 Fredrick Hess to the Sister City Committee.
 Paul Clark as Chairman of the Planning Commission.
 Dr. Mary Ann Gasior to the Centerville Arts Commission.

Mr. Corbin seconded the motion. The motion passed unanimously.

ORDINANCE NUMBER 03-05 ZONING ORDINANCE AMENDMENT
 OFF-STREET PARKING AND LOADING AREAS

The Public Hearing was held concerning Ordinance Number 03-05. Mr. Feverston advised that this Ordinance is the result of a study the City did which was instigated by the Primrose Daycare Center on Alexandersville-Bellbrook Road. The number of spaces currently required by the Zoning Ordinance is not necessary for a day care. This Ordinance is basically a clean-up item that comes before Council with Centerville's parking code.

In answer to a question of Adrian Rose, 104 Cushwa Drive, Mr. Feverston explained the location of the Primrose Daycare Center.

Mr. Singer sponsored Ordinance Number 03-05, An Ordinance Amending Ordinance No. 11-86, The Zoning Ordinance Of The City Of Centerville, Ohio, To Amend Section 21, Off-Street Parking And Loading Areas That Apply To The Minimum Number of Parking Spaces For A Daycare In Accordance With The Provisions Of Chapter 713 Of The Ohio Revised Code, and moved that it be passed. Mrs Lienesch seconded the motion. The motion passed by unanimous vote.

Adrian Rose, 104 Cushwa Drive, stated his displeasure with the demolition of the Centerville Bowling Alley to be replaced with a drug store.

Joseph Koussa, 1537 Beavercreek Lane, asked that troops come home safely and urged motorists to conserve on the use of gasoline. He stated his pleasure with Miami Valley Hospital coming to the City of Centerville.

In answer to the concern expressed by Mr. Rose, Mr. Horn explained the fact that government does not have total control on a particular use; if the use is permitted in a zoned district, it cannot be denied.

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There being no further business, the meeting was adjourned.

Approved: *Mark Krug*
Mayor

ATTEST: *Wendy McLaughlin*
Clerk of Council