

RECORD OF PROCEEDINGS

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Minutes of

REGULAR COUNCIL

Meeting

DAYTON LEGAL BLANK CO. 10134

Held February 15 1988

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, February 15, 1988 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, City Chaplain, and the Pledge of Allegiance to the Flag with Mayor Shirley Heintz presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor James Singer
Councilmembers J. V. Stone
Bernard Samples
Sally Beals
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Alan Schwab
Municipal Attorney Robert Farquhar
Administrative Assistant Stephen King

Mayor Heintz advised that Councilmen Jeffrey Siler and Brooks Compton would not be present for this Meeting. Mr. Stone moved that Mr. Siler and Mr. Compton be excused from this Meeting. Mr. Samples seconded the motion. The motion passed unanimously.

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

Council Meeting - January 18, 1988.
Council Work Session Meetings - January 18, 1988.
February 1, 1988.
February 8, 1988.

Mr. Samples moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Singer seconded the motion. The motion passed by unanimous vote.

Mayor Heintz and Mr. Singer presented a Certificate of Appreciation read by Mr. Singer to members of the Mayor's Task Force on the Architectural Preservation District.

Washington Township Fire Chief Randall Staley, reviewed for Council activities and programs implemented during 1987. He outlined all incidents by type situations found, by both the fire department and the rescue squad. Response time has been cut to just a percentage over five minutes. Insurance classification was reduced in 1987. The work of the Fire Task Force should be completed by April of this year. Chief Staley emphasized the fact that volunteers are constantly needed on the fire department.

CITY BEAUTIFUL COMMISSION

Mrs. McLaughlin announced the receipt of a letter of resignation from City Beautiful Commission Member Donald Collins. Mr. Singer moved that Council accept the resignation of Mr. Collins with regret. Mr. Stone seconded the motion. The motion

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passed by unanimous vote.

Mr. Kenning reported that water damage to the Driver's Testing Station has been remedied. Full operation should commence Tuesday, February 16, 1988.

Mr. Kenning announced the death of James R. Smith, former Chief of Police and City Manager for the City of Centerville.

Mayor Heintz commended the City's Street Department for excellent snow removal during the recent storm.

STATE ROUTE 48 ACCESS

Mr. Kenning reviewed the Meetings held by the Planning Commission on January 12 and January 26, 1988. Mr. Schwab reviewed a Preliminary Plan for State Route 48 Roadway Access proposed to be located south of Spring Valley Road, parallel to and along the east side of State Route 48 for the properties of Mills, Rhoads and H.B.R. Partners. The only portion of this roadway under consideration by the City of Centerville is its access point onto State Route 48. He compared this proposed access with existing accesses along the east and west sides of South Main Street. Proposed is a three lane access: one lane in and two lanes out. Mr. Schwab reviewed the discussion which took place during the Planning Commission Meeting concerning future accesses along the west side of State Route 48 to service that property owned by the Beerman Realty Company. The Planning Commission, by unanimous vote, recommended approval of this Preliminary Plan to City Council, subject to the following condition:

State Route 48 be widened by one lane for just the length necessary to incorporate a left turn lane on the west side of the street.

Mr. John Stemley, Reinke and Associates, Consulting Engineers, representing the applicants Mills and Rhoads, believes the location proposed for the access is in the best interest of the property owners involved. He stated their concern with the widening of State Route 48 at this time in view of the fact that the City plans to widen State Route 48 in the near future. Mr. Kenning explained the fact that the widening project now under consideration by the City does not extend south to the properties in question; it is not known at this time when widening at this location will take place. He made reference to a memo prepared by the Assistant City Engineer stating that the improvements to State Route 48 will utilize the existing Main Street pavement and profile, the left turn lane improvement can be coordinated with the City's proposed improvement.

Upon question of Mrs. Beals, Mr. Schwab advised that phase one of the South Main Street improvement project extends to the south property line of the Centerville Bowling Lanes.

Mr. Samples, in consideration of the existing dangerous traffic situation at the McDonald's Restaurant on South Main Street, moved that the Preliminary Plan for the State Route 48

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Roadway Access submitted by Mills, Rhoads and H.B.R. Partners, be approved as recommended by the Planning Commission including the condition requiring the construction of an additional lane for just the length necessary to incorporate a left turn lane on the west side of the street. Mr. Singer seconded the motion. The motion passed by unanimous vote of City Council.

CEDAR COVE

Mr. Schwab reviewed the Record Plan submitted for Cedar Cove, Section One, a one lot development north of Alexandersville-Bellbrook Road, east of Clys Road and across from Steeplechase Apartments. The Plan includes no public roadway improvements; Clys Road improvements are in place. The purpose of this Record Plan is to establish the private streets and utility easements in this first section of the development. The Planning Commission, by unanimous vote, recommended approval of this Record Plan to City Council as submitted.

Mr. Robert Archdeacon, Woolpert Consultants, representing the developer Charles Simms, explained the 63 units proposed on this one lot.

Mrs. Beals moved that the Record Plan for Cedar Cove, Section One, be approved as submitted. Mr. Stone seconded the motion. The motion passed unanimously.

ORDINANCE NUMBER 1-88 ZONING ORDINANCE AMENDMENT
ZIMMERMAN REZONING

Mr. Singer moved that the Rezoning Request filed by J. Milton Zimmerman for property located along the west side of State Route 48 (South Main Street), north of Revere Village Apartments, and south of Bristol Drive: Ordinance Number 1-88, An Ordinance Amending Ordinance Number 11-86 Dated July 21, 1986, The Zoning Ordinance By Rezoning 7.718 Acres More Or Less, From Centerville R-PD Classification To Centerville B-2 Classification, be set for Public Hearing on April 18, 1988. Mrs. Beals seconded the motion. The motion passed by unanimous vote.

FARMLAND IN AGRICULTURAL DISTRICT VICTOR SMITH

The Public Hearing was held concerning an Application filed by Victor W. and Mary J. Smith to renew the placement of farmland in an Agricultural District, property being 61.642 acres of land located at 2230 East Centerville Station Road. Mr. Kenning reviewed the Ohio Revised Code Section which provides that farmland be placed in an Agricultural District as short protection from assessments and to continue to allow the continuation of agricultural land in urbanized areas. Requested is the renewal of an Application passed by City Council in 1983. State Law requires renewal of this Application every five years. Mr. Samples moved that the Application submitted by Victor W. and Mary J. Smith to renew the placement of farmland in an Agricultural District be approved. Mrs. Beals seconded the

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motion. The motion passed by unanimous vote.

RESOLUTION NUMBER 2-88 TACTICAL CRIME SUPPRESSION UNIT

Mr. Kenning reviewed for Council a proposed Agreement for Centerville to participate in a Tactical Crime Suppression Unit with neighboring communities; crime does not stop at Corporation Lines. This Agreement pulls Municipalities together to buy, and share equipment and manpower. Mr. Stone sponsored Resolution Number 2-88, A Resolution Authorizing And Directing The City Manager To Enter Into An Agreement By And Among The Miami Valley Cable Council And The Cities Of Kettering, Miamisburg, Moraine, Oakwood And West Carrollton In A Tactical Crime Suppression Unit, and moved that it be passed. Mr. Samples seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 3-88 TAX RATES

Mr. Kenning reviewed a proposed Resolution required by the Ohio Revised Code for Cities to review and accept the amounts and rates of tax levies as determined each year by the Budget Commission. These amounts and rates have been included in the City's Budget for 1988. Mayor Heintz pointed out the fact that of the total mills collected from Centerville residents, the City receives only 3.07 mills. Mrs. Beals sponsored Resolution Number 3-88, A Resolution Accepting The Amount And Rates As Determined By The Budget Commission And Authorizing The Necessary Tax Levies And Certifying Them To the County Auditor, and moved that it be passed. Mr. Singer seconded the motion. The motion passed by unanimous vote of City Council

SISTER CITY COMMITTEE

Mayor Heintz advised that the term of Ronald Helms will soon expire as a Member of the Sister City Committee. Mr. Stone moved that Dr. Helms be reappointed to another three year term on said Committee. Mr. Singer seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 4-88 HYDRAULIC TRASH LOADING SYSTEM

Mr. Kenning reviewed the following one Bid received for the purchase of a hydraulic trash loading system from Midwest Epoke:

Mounted on 1988 Chevrolet	\$49,931.00
Mounted on 1988 GMC	49,250.00
System only	29,995.00

He outlined attempts made by the City to obtain other Bids for this equipment. This system will be used for the loading of brush, large bulky pick-up items and will provide ditch work and other services needing a long arm for removal. Mr. Kenning recommended acceptance of the Bid in the amount of \$49,250.00. Mrs. Beals sponsored Resolution Number 4-88, A Resolution Accepting The Bid Of Midwest Epoke To Supply One Complete Trash Loading System To The City Of Centerville And To Authorize The

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City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr. Samples seconded the motion. The motion passed by unanimous vote.

RESOLUTION NUMBER 5-88 RECREATION DISTRICT

Mr. Singer, making reference to Mayor Heintz's intentions previously expressed to establish a joint Recreation District for our Community, sponsored Resolution Number 5-88, A Resolution Establishing A Joint Recreational District Pursuant To Sections 755.12 Et Seq. Ohio Revised Code Establishing Boundaries, Establishing a Joint Recreation Board And Fixing Terms, and moved that it be passed. Mr. Singer pointed out the fact that this Resolution becomes effective upon the effective date of any legislation passed by any other subdivision or Board of Township Trustees authorizing this joint venture with the City of Centerville. Representation on the Recreation Board has been established by the Ohio Revised Code. Mr. Samples seconded the motion. The motion passed by unanimous vote of City Council.

There being no further business, the Meeting was adjourned.

Approved: Shirley F. Heintz Mayor

ATTEST:

Marcel J. McLaughlin Clerk of Council