

# RECORD OF PROCEEDINGS

58

Minutes of

REGULAR COUNCIL

Meeting

Held May 16, \_\_\_\_\_ 19 88

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, May 16, 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

Jeffrey Siler

Brooks Compton

Clerk of Council Marilyn McLaughlin

City Manager Darryl Kenning

City Planner Alan Schwab

Municipal Attorney Robert Farquhar

Administrative Assistant Stephen King

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

Council Meeting - April 18, 1988.

Council Work Session Meetings - April 18, 1988.

April 25, 1988.

May 2, 1988.

May 9, 1988.

Mr. Compton moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Samples seconded the motion. The motion passed by unanimous vote; however, Mr. Compton and Mr. Singer abstained from the Minutes of the May 9 Meeting and Mr. Siler abstained from the Minutes of the Meetings held April 25 and May 2.

Mayor Heintz announced the following during her Mayor's Report:

The following two Proclamations were issued during the past month:

Small Business Week - week of May 8, 1988.

Clean-up Time in Centerville - May 9 - 14, 1988.

Youth in Government Day was held in Centerville on April 26, 1988 with great success.

Arbor Day was celebrated on May 13, 1988 in conjunction with Centerville's City Beautification Week. Third grade students from all schools in the Centerville City School System as well as private schools were represented in the Program. Mayor Heintz complimented Service Director Richard Bishop and the Service Department for their excellent cooperation during Clean-up Week in Centerville.

Arrangements are currently being made for visits from Centerville's two Sister Cities: Bad Zwischenahn in West Germany and Waterloo, Ontario Canada.

Centerville has for the second year received a Tree City USA Award. Only three Cities in Montgomery County have received this

# RECORD OF PROCEEDINGS

59

Minutes of

Meeting

DAYTON LEGAL BLANK CO. 10144

Held May 16, 1988 continued

19

Award, and Centerville is one of the three.

Officer David Coffey was commended for his Neighborhood Watch Program and for coordinating the Block Parent Program in the Centerville School System.

Mayor Heintz attended three Meetings during the past month which will impact Centerville in the future: Solid Waste Advisory Board Meeting, Montgomery-Greene County Local Emergency Response Commission, and Haz Mat Advisory Board.

Mr. Kenning reminded all citizens that the Americana Festival will again be held in Centerville over the July 4 Weekend. He encouraged residents to stay at home and enjoy these festivities.

## CHARDONNAY VALLEY SECOND ONE

Mr. Kenning reported for the Planning Commission. Mr. Schwab reviewed a Revised Record Plan for Chardonay Valley, Section One, for a portion of a 48.8 acre tract of land, zoned R-PD, located north of Alexandersville-Bellbrook Road, east of Loop Road and south of I-675. The Plan includes right-of-way dedication along Alexandersville-Bellbrook Road and at the point where Versailles Drive (a private street) will intersect Overview Drive. Also included on the Plan is the construction of a small lake or pond for retention and/or detention purposes and the installation of a landscape wall parallel to Alexandersville-Bellbrook Road. Mr. Schwab reviewed the unanimous recommendation for approval by the Planning Commission subject to the following conditions:

1. In lieu of completion of the extension of Overview Drive, prior to recording of the plat, a Performance Bond in an amount acceptable to the City Engineer shall be posted by the developer with the City of Centerville.
2. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Alexandersville-Bellbrook Road shall be widened by the developer to include a left-turn lane into the development. The monetary difference between the full width improvement and the left-turn lane improvement shall be placed in escrow to be used for the future widening of Alexandersville-Bellbrook Road. The design of the left-turn lane improvement shall be subject to approval by the Engineering Department.
3. A private street access agreement shall be recorded, with the approval by the City, to provide access to the remaining portions of Chardonay Valley.
4. A temporary sidewalk shall be constructed on the north side of Alexandersville-Bellbrook Road across the frontage of the development.
5. The proposed wall along Alexandersville-Bellbrook Road shall be constructed of field stone or earhtone brick.
6. The plans for water lines and fire hydrants shall be approved by the Washington Township Fire Department.
7. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and

# RECORD OF PROCEEDINGS

60

Minutes of

Meeting

Held May 16, 1988 continued 19

incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.

8. The Homeowners Association for Chardonay Valley shall maintain the retention basin shown in this plan. An easement shall be required to the retention basin to allow emergency access by the City.

9. Prior to the issuance of any zoning or building permit by the City, a fee-in-lieu of parkland dedication shall be paid by the developer, in accordance with the City Ordinance 15-86, the City Parkland Dedication Ordinance.

10. The final grading plans and stormwater drainage plans shall be approved by the City Engineering Department as complying with the Flood Damage Prevention Ordinance.

Mr. Kenning reviewed the recommendation of the City Engineer that approval be subject to the receipt of a Subdividers Agreement, a Performance Bond in the amount of \$31,000 to cover the costs of pavement, curb, gutter, storm sewers and sidewalk improvements within public right-of-way, the establishment of an escrow account equal to the monetary difference between the full width improvement and the left turn lane widening improvement of Alexandersville-Bellbrook Road. The difference in the above construction costs estimates is \$6,830.00, and an Inspection Fee in the amount of \$327.00. A Maintenance Bond for the duration of one year should be posted after completion of public improvements. The amount of the Maintenance Bond to be determined when improvements are in place.

Mr. Steven Kelly, Woolpert Consultants and representing the Developer, identified this Record Plan as the first phase of the total development, involving 8 acres upon which 28 units will be constructed. A left turn lane will be constructed along Alexandersville-Bellbrook Road with this development.

Mr. Samples moved that the Record Plan for Chardonay Valley, Section One, be approved in accordance with the recommendation of the Planning Commission, including all recommended conditions of the Planning Commission and the City Engineer. Mrs. Beals seconded the motion. The motion passed unanimously.

## CITY BEAUTIFUL COMMISSION

Mrs. Beals moved that Priscilla H. Stapleton be appointed as a Member of the City Beautiful Commission for the City of Centerville, Ohio. Mr. Siler seconded the motion. The motion passed by unanimous vote of City Council.

## 1989 TAX BUDGET

Mr. Kenning briefly reviewed the proposed Tax Budget for the City of Centerville for the year 1989 to be submitted to the Budget Commission of Montgomery County. Mr. Siler moved that the 1989 Tax Budget for the City of Centerville be set for Public Hearing on June 20, 1988. Mr. Singer seconded the motion. The motion passed unanimously.

# RECORD OF PROCEEDINGS

61

Minutes of

Meeting

DAYTON LEGAL BLANK CO. 10134

Held May 16, 1988 continued 19

## POLICY PLAN

Mr. Samples reviewed proposed revisions recommended by the Zoning Task Force to the Policy Plan for the City of Centerville. The original Policy Plan to guide the future of Centerville, Ohio was adopted by Council in 1984. The Policy Plan is a statement of principles and philosophy to reflect the wishes of the Community. This being the foundation upon which legislation is based, has been reviewed by the Task Force prior to considering possible changes to the Centerville Zoning Ordinance. Most changes are cosmetic in nature; the most substantial change being the inclusion of architectural control in commercial and industrial developments. As recommended by Mr. Samples, Mr. Singer moved that the Revised Policy Plan for the City of Centerville be adopted. Mr. Compton seconded the motion. The motion passed unanimously.

## BIKEWAY PLAN

Mayor Heintz introduced the Chairman of the Mayor's Bikeway Committee Mr. William Talbott. Mr. Talbott outlined bike rides in Centerville and throughout the County. Everyone can and many do ride bikes. Mr. Talbott emphasized the need to place a Bikeway Plan on record so that bike routes may be planned as new development takes place. Upon question of Mrs. Beals, Mr. Kenning advised that it is legal to ride bicycles upon sidewalks, however, the bicyclist must yield to pedestrians and to small children. Mr. Siler moved that the Bikeway Plan as developed by the Mayor's Bikeway Committee in 1986 be adopted. Mr. Singer seconded the motion. The motion passed unanimously.

Mr. Siler left the Meeting at this time due to a potential conflict of interest in the next agenda item.

## ORDINANCE NUMBER 4-88

### BETHANY LUTHERAN VILLAGE HOSPITAL REVENUE BONDS

Mr. Kenning reviewed a proposed Ordinance authorizing the issuance and sale of \$12,500,000 Health Care Variable Rate Demand Revenue Bonds for Bethany Lutheran Village, requested by the Lutheran Social Services of the Miami Valley. This is a continuation of Hospital Revenue Bonds issued for Bethany Lutheran Village a few years previous. Mr. Kenning pointed out the fact that the Bonds do not and shall not represent or constitute a debt or pledge of faith and credit of the City of Centerville.

Mr. Dennis Bruce, Executive Director for Lutheran Social Services of the Miami Valley, outlined the need for these Bonds for an entire campus wide expansion, renovation and remodeling program at Bethany Lutheran Village. This expansion project will create a minimum of 20 new jobs in the Centerville Community. Upon question of Mayor Heintz, Mr. Bruce advised that this project must be completed within a three year period. Mr. Stone

# RECORD OF PROCEEDINGS

Held May 16, 1988 continued \_\_\_\_\_ 19\_\_\_\_

sponsored Ordinance Number 4-88, An Emergency Ordinance Authorizing The Issuance And Sale Of \$12,500,000 Of City Of Centerville, Ohio Health Care Variable Rate Demand Revenue Bonds, Series 1988 (Bethany Lutheran Village Continuing Care Facility Expansion Project) For The Purpose Of Refunding The Outstanding Principal Amount Of The Issuer's \$3,500,000 Hospital Facilities Revenue Bonds (The Lutheran Social Service Of The Miami Valley Project) And To Finance The Costs Of The Acquisition, Construction And Installation Of Improvements To, And The Renovation And Expansion Of, A "Hospital Facility" Within The Meaning Of Chapter 140, Ohio Revised Code, To Be Leased To Lutheran Social Services Of The Miami Valley, And Authorizing The Execution And Delivery Of The Lease Agreement, The Trust Indenture, The Bond Purchase Agreement And The Mortgage Relating To The Bonds, And Declaring An Emergency, and moved that it be passed. Mr. Singer seconded the motion. The motion passed unanimously.

### PLANNING COMMISSION

Mayor Heintz advised that the terms of Mr. Elmer Tate and Mrs. Marion Simmons as Members of the Planning Commission will soon expire. Mrs. Beals moved that Mr. Tate and Mrs. Simmons be reappointed as Members of the Planning Commission for the City of Centerville. 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:

Marion J. Saughel  
Clerk of Council