

# RECORD OF PROCEEDINGS

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Minutes of

REGULAR COUNCIL

Meeting

Held July 18, 19 88

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, July 18, 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 - June 20, 1988.  
Council Work Session Meetings - June 13, 1988.  
June 20, 1988.  
June 27, 1988.

Mrs. Beals moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Compton seconded the motion. The motion passed by unanimous vote; however, Mr. Singer abstained from the Minutes of the June 27, 1988 Council Work Session Meeting.

Mayor Heintz administered the Oath of Office to Centerville Property Review Commission Member Mark Kingseed.

Mayor Heintz outlined events which took place during the Americana Festival and during visits by Sister City friends from Bad Zwischenahn, West Germany and Waterloo, Ontario, Canada, in celebration of the 4th of July. She expressed appreciation to the Kiwanis Club of Centerville for chairing the Americana Festival, to Sally Beals for chairing the Americana Ball, to all Sister City Committee Members and host families for services rendered for Bad Zwischenahn and Waterloo visitors, and to the City Staff for their services during and after the festivities.

Mayor Heintz announced the following City Beautiful Award winners in Centerville for the month of June:

Jim and Judy Stangle	2010 Mapleton Drive
Mike and Connie Crompton	998 Marycrest Lane
Barbara Balata and Nancy Hitterpole	406 Shawnee Trail
Joseph and Roberta Smith	215 Weller Avenue
Mary and Jack Schauer	78 Bradstreet Road
John and Sherry Glueckert	5015 Park View Court
Millard and Erie Cantrell	850 Fernshire Drive

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DAYTON LEGAL SCALE CO. 10144

Held July 18, 1988 continued 19

D'Amico's and Manzo's Italian Ristorante 79 South Main Street

Mr. Kenning thanked all volunteers as well as City Staff for volunteer hours during the Americana festivities.

Mr. Kenning advised that Montgomery County and the City of Dayton have asked residents to use discretion when using water. He asked residents of Centerville to use water with care during this draught period. Meetings will continue between Montgomery County, the City of Dayton and surrounding municipalities to monitor the situation.

## PARK PLACE PRELIMINARY PLAN

Mr. Kenning reviewed the Planning Commission Meeting held June 28, 1988. Mr. Schwab explained a Preliminary Plan submitted for Park Place, a subdivision proposed to be located on the south side of Centerville Station Road west of and adjacent to Forest Field Park. Mr. Schwab located on a map, this 4.3996 acre tract of land, zoned R-1c to be developed into 7 lots. A fee in lieu of parkland is required with this development. The present structure will remain on one of the 7 lots. Mr. Schwab reviewed Planning Commission's unanimous recommendation for approval subject to the following conditions:

1. In lieu of requiring an additional lane of pavement, sidewalks, curb, and storm sewers, Centerville Station Road shall be improved by the developer to the extent that provides safe ingress and egress, stormwater drainage and includes a temporary sidewalk. The design of these temporary improvements shall be subject to the approval by the City Engineer. The monetary difference between the full width improvement and the temporary improvements shall be placed in escrow with the City to be used for the future widening of Centerville Station Road.

2. A sidewalk shall be constructed on both sides of Park Place.

3. The plans for water lines and fire hydrants shall be subject to the approval of the Washington Township Fire Department.

4. A street name for the cul-de-sac shall be subject to approval by the Planning Department. The name Park Place is unacceptable.

5. A stormwater drainage plan shall be approved by the City Engineer showing stormwater drainage calculations and incorporating retention and/or detention and erosion control during construction in accordance with the provisions of the Stormwater Drainage Control Ordinance.

6. In lieu of completion of the required improvements 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.

7. Prior to the signing of the Record Plan by the City, the developer shall pay a fee-in-lieu of parkland dedication in accordance with the provisions of City Ordinance 15-86, the City



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Parkland Dedication Ordinance.

Mr. Siler moved that the Preliminary Plan for Park Place be approved as recommended by the Planning Commission including the seven conditions as outlined. Mr. Singer seconded the motion. The motion passed unanimously.

RESOLUTION NUMBER 15-88 APD STREETScape AND TRANSPORTATION PLAN

Mr. Kenning reviewed a proposed Resolution to accept a Proposal submitted by Pflum, Klausmeier, & Gehrum Consultants and Menelaos Triantafillou & Associates to prepare a streetscape plan and transportation plan for the Architectural Preservation District. The development of a streetscape plan and a transportation plan for the center of town has been recommended by the Mayor's Task Force on the Architectural Preservation District. The two plans incorporated into one will provide direction to further enhance the AP District which will ultimately benefit all residents. Several Proposals have been received and bidders have been interviewed. This is a fixed price contract, not to exceed \$100,000.00. Approximate completion time is six months. Monies have been budgeted and are available. Mr. Singer, speaking as Chairman of the Task Force, stated his satisfaction with the Proposal submitted by Pflum, Klausmeier, & Gehrum Consultants and Menelaos Triantafillou & Associates and with their credentials. Mr. Singer sponsored Resolution Number 15-88, A Resolution Accepting The Proposal Of Pflum, Klausmeier, & Gehrum Consultants And Menelaos Triantafillou & Associates To Prepare A Streetscape Plan And Transportation Plan For The Architectural Preservation District In The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr. Stone seconded the motion. The motion passed by unanimous vote of City Council.

There being no further business, the Meeting was adjourned.

*Shirley F. Neents*  
Mayor of the  
City of Centerville, Ohio

ATTEST:

*Maui J. Saughel*  
Clerk of Council of the  
City of Centerville, Ohio