

CENTERVILLE CITY COUNCIL  
WORK SESSION MEETING  
JANUARY 26, 1987

TIME: 7:30 P.M.  
PLACE: Centerville Municipal Building, Law Library

PRESENT: Mayor Shirley Heintz  
Deputy-Mayor Brooks Compton  
Councilmembers Bernard Samples  
J. V. Stone  
Charles Taylor  
Clerk of Council Marilyn McLaughlin  
City Manager Darryl Kenning  
Administrative Assistant Stephen King  
City Engineer Karl Schab  
Director of Finance William Bettcher

Mr. Kenning reviewed for Council a request by Architect Paul Striebel on behalf of Leonard Snell that building be permitted to proceed before conditions of approval have been satisfied relative to his office park being constructed on the east side of Loop Road, north of Alexandersville-Bellbrook Road. Mr. Striebel explained his misunderstanding and his inability to proceed at this time with the following conditions:

6. An access easement shall be recorded providing two-way access between Rentz Way and the undeveloped business-zoned land to the east and the south.
10. A Deed Covenant, approved by the City, requiring a planted strip a minimum of ten feet in width across the entire length of the property east of this property shall be recorded.

Council concurred that the developer be permitted to continue with the completion of Phase I of this project, but that conditions 6 and 10 be satisfied prior to the issuance of an occupancy permit by the City.

Mr. Schab reviewed several projects which are in the planning stage along Wilmington Pike, both in Greene County and the City of Centerville. The anticipation of these projects emphasize the need for the widening of Wilmington Pike. At a recent Meeting of the Wilmington Pike Task Force it was determined that a "Committee of Five" political representatives from Centerville, Green County, Sugar creek Township, Kettering and Bellbrook, be formed. This Committee shall determine the appropriate timetable for the widening of Wilmington Pike and how the improvement should be financed. Mr. Taylor stressed the need for preliminary engineering of this project so that cost estimates would be available. Council concurred that Mayor Heintz represent the City of Centerville on the "Committee of Five".

Mr. Bettcher reviewed waste collection costs in 1986 and cost increases in 1987 necessitated by increased tipping fee,

salaries and general inflation. Following discussion, Council concurred that the charge for waste collection be increased to \$9.00 per month beginning May 1, 1987.

Mr. Kenning briefly reviewed a draft of a proposed Ordinance revising the City's flood damage prevention program. This legislation is necessary in order for Centerville to conform to the National Flood Insurance Program Floodplain Management Criteria. This revised Ordinance must be in effect prior to April 1, 1987. Mr. Kenning recommended that one minor change be made to the draft, that new construction and substantial improvement of any residential, commercial, industrial or other nonresidential structure shall have the lowest floor, including basement, elevated to a minimum of one and one-half the base flood elevation. The Ordinance will be put in final form and placed on the agenda for the February 16, 1987 Council Meeting.

Mr. Kenning made reference to an opinion rendered by Municipal Attorney Robert Farquhar relative to the usages on the property of Centerville Steel Products, Inc., 975 East Franklin Street. Discussion followed relative to methods by which the appearance of this property may be improved. The City will continue to pursue aesthetic improvement at this location.

Mr. Kenning reviewed a proposal received from Lockwood, Jones and Beals, to develop final construction plans and specifications for the improvement of Spring Valley Road and South Main Street. Council concurred that the City proceed with the final engineering for all three Phases of this improvement, extending on South Main Street from Edenhurst Drive to Sheehan Road.

Mr. Kenning reviewed for Council Tax Abatements which have been awarded in the Architectural Preservation District during the past four years.

  
Marilyn J. McLaughlin  
Clerk of Council

Approved: 

Mayor