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and defined anticipated projects for the year 1984. Mayor Heintz proposes that the newly restored Asahel Wright House be used as a center for volunteers and service groups active in the City; and that there be greater communication and cooperation with other governmental units in the area, particularly the School Board and the Washington Township Trustees. Mayor Heintz will open her office for visits by interested residents on Tuesday and Saturday mornings from 9:00 A.M. to 12:00 noon.

During his City Manager's Report, Mr. Kenning reviewed the Annual Activity Report of the Centerville Police Department. Statistics evidence a decline in major crime and automobile accidents in the City of Centerville during calendar year 1983. Calls for service are approximately two percent less than in 1982. For the entire year average total response time is approximately 5 minutes, with priority calls being at 3.22 minutes.

THOMAS PAINE SETTLEMENT NUMBER THREE

Mr. Kenning reviewed the Planning Commission Meeting held December 13, 1983. Mr. Schwab reviewed a Revised Preliminary Plan submitted for Thomas Paine Settlement, Number Three, a multi-family development located east of Bigger Road at Thomas Paine Parkway and proposed Cloyo Road. Requested is a change in the configuration of the dwelling units and private drives in the project, previously approved on the Preliminary Plan. The proposal eliminates the part of Adams Circle onto Cloyo Road and decreases the density from 32 units to 23 units in the overall development. Mr. Schwab pointed out the fact that this revised plan does not include that area south of proposed Cloyo Road, Cloyo Road, nor the part of the project currently under construction. The Planning Commission voted unanimously to recommend approval to City Council with the following conditions:

1. Only the part of Thomas Paine Settlement, Number Three that is bounded by proposed Cloyo Road to the south and Thomas Paine Parkway to the west shall be considered for review.
2. The map that is attached to the Performance Bond document shall be modified to reflect the changes to Adams Circle and those parts that are under Bond.

Mr. Singer moved that the Revised Preliminary Plan for Thomas Paine Settlement, Number Three be approved as recommended by the Planning Commission including conditions 1 and 2. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

WALDEN PLACE

Mr. Schwab reviewed the Site Plan submitted for Walden Place, proposed to be located west of South Main Street between Westerly Lane and Westerly Drive in the Architectural Preservation District. Proposed density being 6.6 dwelling units per acre, density having been previously approved in concept by City Council. Access will be provided from Westerly Lane to Westerly Drive through the development. Mr. Schwab reviewed the Board of Architectural Review's unanimous approval of this Site Plan with the following conditions:

1. Typical side and rear elevations shall be submitted to Staff for approval.
2. Elevations for the maintenance building shall be submitted to Staff for approval.
3. Building colors shall be submitted to Staff for approval.
4. Color of the asphalt shingles shall be submitted to Staff for approval.
5. Siding shall be 4" to 6" wood lap.
6. Detail drawings of the proposed wood decks shall be submitted to Staff for approval.

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7. Screening materials for the west and south property lines shall be evergreen.
 8. A detailed drawing depicting a typical post lamp shall be submitted to Staff for approval.
 9. Single-faced signage will not be illuminated.
 10. The sign located at Westerly Lane entrance shall be moved to the west side of the driveway.
 11. Materials and colors shall be submitted to Staff for approval.
 12. Make provisions for trash pickup.
- Mr. Schwab also reviewed Planning Commission's unanimous vote to recommend approval to City Council with the following conditions:
1. No raised curb be permitted along the 18 foot wide streets.
 2. A one foot gravel berm be provided along each side of all streets to create a 20 foot travel width.
 3. "No Parking" signs be erected throughout the development to prohibit parking along roadways and condominium documents prohibit such parking.
 4. Before any construction begins, a perpetual maintenance agreement between all the property owners on Westerly Lane acceptable to the Centerville Municipal Attorney be legally recorded.
 5. A plan for the stormwater drainage on the site be approved by the City Engineer.
 6. The entire length of Westerly Lane to State Route 48 be improved to standards by the City Engineer.
 7. The water line and fire hydrant plans be approved by the Washington Township Fire Department.

Mr. Samples moved that the Site Plan for Walden Place be approved, in accordance with the Board of Architectural Review's approval of the Application and as recommended by the Planning Commission including all conditions and conditioned upon the 18 foot wide streets with 2 feet of gravel berm be changed to 20 feet of asphalt. Mr. Compton seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESURRECTION EVANGELICAL LUTHERAN CHURCH

The Public Hearing was held concerning a Conditional Use Application submitted by Resurrection Evangelical Lutheran Church to construct a church, parsonage and multi-purpose building in two phases of development on approximately 2.25 acres of land located east of Olde Greenbrier Lane between Norwich Lane and Alexandersville-Bellbrook Road. The parking requirements for the first phase is 17 spaces-23 spaces are proposed. The second phase requires 51 spaces and only 41 are proposed. The plan includes the erection of a sign which meets all standards of the Zoning Ordinance with the exception of height. An enclosed storm tile will be located along the east property line and will extend to Alexandersville-Bellbrook Road. Mr. Schwab reviewed this Conditional Use Application, located the property on a map and outlined Planning Commission's unanimous vote to recommend approval to City Council with the following conditions:

1. Ten parking spaces be added to the plan for phase II.
2. A turnaround be added at the south end of the proposed parking area in phase II.
3. Screening be added along Norwich Lane.
4. The height and fixture type for the exterior lighting be approved by the City Planner.
5. A fire hydrant be installed that meets the approval of the Washington Township Fire Department.
6. The Applicant dedicate to the City sixty feet of right-of-way from centerline along Alexandersville-Bellbrook Road.
7. The proposed freestanding sign be approved as submitted.

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8. A detailed grading plan and stormwater drainage plan including stormwater runoff calculations, detention provisions, and erosion protection approved by the City Engineer be submitted.

Mr. Nick Elias, owner of the property to the east of the subject property, questioned the use of his property with the erection of a church facility being adjacent to him. Mayor Heintz pointed out the fact that being considered at this time is only the development of the church property.

Mr. Doug Betts, Architect for the Applicant, explained their concurrence with all requirements of the Planning Commission. Upon question of Mr. Singer, Mr. Betts reviewed how ten parking spaces will be added with phase II of the development.

As questioned by Fran Swift, Manager of Greenbrier Commons, Mr. Betts defined the screening to be white pines along the perimeter of the Site, six feet high and twenty feet apart.

Mr. Siler clarified for Mr. Elias the fact that his question relates to a rezoning of his property, he was referred to the City Staff for consultation.

Mr. Singer brought attention to a plan previously discussed between Council and representatives from the Church at which time Council requested that access be given only to Norwich Lane and not to Alexandersville-Bellbrook Road. The Plan now under consideration reflects this request.

Mr. Compton moved that the Conditional Use Request submitted by Resurrection Evangelical Lutheran Church be approved in accordance with the recommendation of the Planning Commission including all conditions. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 33-83 APPROPRIATIONS

The Public Hearing was held concerning Ordinance Number 33-83. Mr. Kenning reviewed this year end appropriation Ordinance making adjustments to conform with the reality of the City's 1983 fiscal funding plan. The Ordinance contains a reduction in the grand total appropriations from \$4,524,320.00 to \$3,894,240.00 for the year 1983. Mr. Siler sponsored Ordinance Number 33-83, An Ordinance To Amend Ordinance 43-82, To Make Appropriations For Current Expenses And Other Expenditures Of The City Of Centerville, State Of Ohio, During Fiscal Year Ending December 31, 1983, and moved that it be passed. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

CAPITAL IMPROVEMENT PROGRAM 1984 - 1988

Mr. Kenning reviewed the Capital Improvement Program prepared for 1984 to 1988. This is a rolling program, not a budget, over a five year period which is reviewed and revised by City Council each year. Contemplated in this Program is a total of \$10,158,965.00 investments in the City of Centerville over the next five years, 5.3 million in City funds, 4.9 million in Federal, State and County funds. Mr. Kenning reviewed the five segments of this Capital Program: streets and sidewalks, traffic control devices, land acquisition, buildings and improvements, and purchase of equipment. Mr. Siler, as Chairman of the Council Finance Committee defined this as a very realistic capital expense program for the City of Centerville. Mr. Siler moved that this Capital Improvement Program for 1984 - 1988 be approved as presented. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 35-83 APPROPRIATIONS

The Public Hearing was held concerning Ordinance Number 35-83. Mr. Kenning reviewed the Annual Budget, the fiscal plan and forecast for Centerville during calendar year 1984. The total Budget of \$4,940,750.00 is up approximately 19% over 1983, due primarily to street capital spending.

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Mr. Kenning reviewed income and expenditure patterns for the City of Centerville. The Budget includes no increase in property tax, income tax nor any increase in waste collection fees. Mr. Kenning reviewed new projects proposed and projects to be continued during 1984. The Budget has many cost saving programs built in to save tax dollars. Mr. Siler sponsored Ordinance Number 35-83, An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of Centerville, State Of Ohio, During The Fiscal Year Ending December 31, 1984, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. Samples expressed appreciation to Mr. Kenning and Mr. Siler, Chairman of the Council Finance Committee, for the outstanding preparation of Centerville's Budget and Capital Program for 1984.

ORDINANCE NUMBER 37-83 PERSONNEL

The Public Hearing was held concerning Ordinance Number 37-83. Mr. Kenning briefly reviewed this proposed Ordinance to provide regulations and establish rates of pay for employees of the City of Centerville. Mr. Samples sponsored Ordinance Number 37-83, An Ordinance To Amend Ordinance 45-82 To Establish Class Titles, Pay Grades, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 38-83 BOARD OF TAX APPEALS

The Public Hearing was held concerning Ordinance Number 38-83. Mr. Taylor sponsored Ordinance Number 38-83, An Ordinance To Appoint Robert P. Hensley, Stephen Mikula And L. H. Rogero, Jr. To The Board Of Tax Appeals For The City Of Centerville, Ohio, And Establish Terms Of Office, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

DEPUTY-MAYOR

Mr. Singer moved that Councilman Charles Taylor be elected Deputy-Mayor for 1984 and 1985. Mr. Samples seconded the motion. A roll call vote resulted in five ayes in favor of the motion; Mr. Taylor abstained.

COUNCILMEMBER

In consideration of his many contributions to the City of Centerville, Mr. Siler moved that J. V. Stone be elected to fill the vacant seat on City Council. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

COUNCIL COMMITTEES

Mrs. McLaughlin read the recommendation of Mayor Heintz for appointments to the following Committees and Representation:

Council Committees:

Community Relations & Development

Bernard Samples, Chairman

Charles Taylor

Brooks Compton

Legislative

Brooks Compton, Chairman

Jeffrey Siler

Safety

James Singer, Chairman

Bernard Samples

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Finance

Jeffrey Siler, Chairman
James Singer
Charles Taylor

Council Liaison:

Board of Architectural Review

Brooks Compton

City Beautiful Commission

James Singer

City Schools

Bernard Samples

Washington Township Trustees

Shirley Heintz

Historical Society

Brooks Compton

Centerville-Washington Park District

Charles Taylor

Planning Commission

Jeffrey Siler

Sister City Committee

Shirley Heintz

Centerville Representation:

Centerville Washington Township Chamber of Commerce

Board of Trustees

Charles Taylor

Community Partnership Committee

Shirley Heintz, Chairman

Martha Boice

Darryl Kenning

Roger Lucas

J. V. Stone

Miami Valley Cable Television Council

J. V. Stone, Delegate

Darryl Kenning, Alternate

Board of Trustees

Jon Bormet

Government Technology Committee

Darryl Kenning

Miami Valley Regional Planning Commission

Shirley Heintz, Delegate

Darryl Kenning, Alternate

Economic Resources

Brooks Compton, Delegate

Alan Schwab, Alternate

Montgomery County Review Committee

Shirley Heintz, Delegate

Darryl Kenning, Alternate

Operations Committee

Darryl Kenning, Delegate

Shirley Heintz, Alternate

Technical Advisory Committee

Alan Schwab, Delegate

Karl Schab, Alternate

Wilmington Pike Task Force

Karl Schab, Delegate

Alan Schwab, Alternate

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Seniors, Inc.
 Board of Directors
 Shirley Heintz
 Bernard Samples, Alternate
 Long Range Planning Committee
 Shirley Heintz
 Waste Water Advisory Committee
 Shirley Heintz
 Zoning Task Force
 Bernard Samples, Chairman
 Sally Beals
 Christine Snyder
 Brooks Compton
 Charles Taylor
 Robert Looper
 Nora Lake
 Darryl Kenning, Ex-Officio
 Alan Schwab, Ex-Officio

Mr. Taylor moved that the foregoing recommended appointments be made. Mr. Samples seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 1-84 CHARTER REVIEW COMMISSION

Mr. Compton sponsored Ordinance Number 1-84, An Emergency Ordinance Appointing Members Of A Commission To Review The Centerville Charter And To Make Recommendations For Revision, and moved that it be passed. Mr. Singer seconded the motion. Mrs. McLaughlin listed the following residents being appointed to this Commission: J. V. Stone, Nora E. Lake, John A. Davis, James L. Hussey, G. Dean Brandt, Kent E. Bromagen, George W. Chamberlain, Gale F. Baker and David L. Hall. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 2-84 CHARTER REVIEW COMMISSION

Mr. Siler moved that Ordinance Number 2-84, An Ordinance Appointing Members Of A Commission To Review The Centerville Charter And To Make Recommendations For Revision, be set for Public Hearing on February 20, 1984. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 3-84 CITY PLANNING COMMISSION

Mr. Samples moved that Ordinance Number 3-84, An Ordinance To Appoint Robert K. Chappell To The City Planning Commission For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on February 20, 1984. Mr. Compton seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 4-84 NATIONAL ELECTRIC CODE 1984

Mr. Taylor moved that Ordinance Number 4-84, An Ordinance Adopting The 1984 National Electric Code-NFPA 70-1984 With Certain Exceptions And Repealing Ordinance 63-80, be set for Public Hearing on February 20, 1984. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 1-84 TAX RATES

Mr. Kenning reviewed a proposed Resolution required by State Law to certify tax rates to the Montgomery County Auditor. Mr. Compton sponsored Resolution Number 1-84, Resolution Accepting The Amounts And Rates As Determined By The Budget Commission And Authorizing The Necessary Tax Levies

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And Certifying Them To The County Auditor, and moved that it be passed. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 2-84 PREVENTION OF ALCOHOLISM

Mr. Kenning reviewed a proposed Agreement between the City of Centerville and the Combined Health District of Montgomery County to provide a program for the prevention of alcoholism and for the treatment and rehabilitation of alcoholics, cost to the City of Centerville is 10% of the funds received from the State of Ohio for Liquor Permit Fees during 1983. Mr. Taylor sponsored Resolution Number 2-84, A Resolution Authorizing And Directing The City Of Centerville To Enter Into An Agreement With The Combined General Health District Of Montgomery County Concerning Establishment Of A Rehabilitation Program For The Prevention Of Alcoholism And For The Treatment And Rehabilitation Of Alcoholics And Providing For The Payment Of Fees, and moved that it be passed. Mr. Samples seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved: Shirley F. Hents
Mayor

ATTEST:

Wanda J. Slaughter
Clerk of the Council