

Held June 18, 19 84

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, June 18, 1984 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, Pastor of the Heritage Presbyterian Church and 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 Charles Taylor
 Councilmembers J. V. Stone
 James Singer
 Jeffrey Siler
 Brooks Compton
 Bernard Samples
 Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 City Planner Alan Schwab
 Service Director Richard Bishop
 City Engineer Karl Schab
 Director of Finance William Bettcher
 Chief of Police William Lickert
 Municipal Attorney Robert Farquhar
 Administrative Assistant Jon Bormet

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

Council Meetings - May 21, 1984.
 - June 4, 1984.
 Council Work Session Meetings - June 4, 1984.
 - June 11, 1984.

Mr. Taylor moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mayor Heintz read a Certificate of Congratulations presented to the following winners of National Merit Scholarships:

Jennifer K. Blum - Washington University.
 Noelle Clark - Avery International.
 John R. Hathaway - Miami University.
 Karen K. Hindall - Allied Corporation Foundation.
 Holly Proudfoot - The Ohio State University.
 Richard T. Remski - Georgia Institute of Technology.

Mayor Heintz brought attention to the fact that the Centerville High School has recently received one of the most outstanding awards in the Country for its superiority.

Mr. Samples read a Certificate of Appreciation for City Beautiful Commission Member James W. Rauch.

Mr. Kenning reported the following during his City Manager's Report: Engineering drawings have been received by the City of Centerville for the State Route 725 improvement in the City of Centerville; land acquisition is taking place.

The 1984 Street Resurfacing and Repair Program is underway, concrete repair is one-third complete, asphalt resurfacing will begin the week of June 25, 1984. All programs should be completed by the middle of July.

The Waste Billing System is now fully on computer, the computerization of the Payroll System is in process.

Mr. Kenning announced the Americana Festival scheduled for July 4, 1984.

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAVISON LEGAL BLANK CO. 10144

Held

June 18, 1984 continued

19

ZONING ORDINANCE AMENDMENT TEXT

Mr. Kenning reported on the Planning Commission Meeting held May 29, 1984. The Planning Commission unanimously voted to recommend approval to City Council An Ordinance Amending Ordinances 15-61 And 41-77 Relating To Sidewalk Sales In Business Districts. Mr. Samples moved that An Ordinance Amending Ordinances 15-61 And 41-77 Relating To Sidewalk Sales In Business Districts, be set for Public Hearing on August 20, 1984. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

KROGER STORE

Mr. Kenning reviewed a Site Plan Amendment proposed for the Kroger Store located at 1023 South Main Street in the Centerville Place Shopping Center. Mr. Schwab reviewed this approximate 14,875 square foot addition to the present Kroger Store. The Planning Commission unanimously recommended approval to City Council subject to the following conditions:

1. Require 60 feet of right-of-way from centerline along State Route 48 to be dedicated to the City.
2. Delete the proposed right-in only curb cut shown on State Route 48 south of the signalized main entrance to Centerville Place.
3. The exit road to Spring Valley Road shall be realigned so that its intersection with the drive along the north property line occurs at a right angle.
4. The drive along the north side of the property shall have vehicular access restricted by raised curbing and planters. The drive in front of the building, the center drive next to the planters, and the drive along State Route 48 shall be the only drives which have access to the drive along the north property line.
5. The sidewalk and planter in front of the existing Kroger Store shall be extended in front of the building addition.
6. No parking shall be allowed in the area directly north of the proposed addition.
7. Any proposed exterior lighting must be approved by the City Planner.
8. The City Engineer shall approve the design of the storm water drainage plan for the addition.
9. The Washington Township Fire Department must approve the location of fire hydrants for the addition.
10. The City Planner must approve a revised Site Plan incorporating all of the above conditions.

Mr. Schwab reviewed deliberations during a previous Council Work Session Meeting at which City Council pursued parking along the north side of the building with raised islands at each end of the parking area in order to direct the flow of traffic and designate the parking area; however, this was subject to the approval of the Fire Department. Council also concurred that raised median be located along both sides of the access drive to Krogers to channelize the movement of traffic, rather than as previously recommended by the Planning Commission along the drive on the north side of the property. Mr. Schwab advised that the Fire Department has approved the north parking area and the Developer has agreed to the above conditions.

Mr. Richard Hulswit, Real Estate Manager for Krogers, and Mr. Abe Bodenstein, Tri-City Engineering, were present to answer any questions of City Council concerning this proposed improvement. Mr. Bodenstein has submitted to the City of Centerville a revised Plan incorporating all changes.

Mr. Taylor moved that the Site Plan Amendment submitted for the Kroger Store at 1023 South Main Street in the Centerville Place Shopping Center be approved in accordance with the recommendation of the Planning Commission and conditioned upon the following two requirements:

1. That the raised curbing along the drive on the north side of the property, as recommended by the Planning Commission be eliminated, and

Held June 18, 1984 continued 19

substituted by two access control curbs along the main access drive to Krogers, and

2. That parking be provided along the north side of the building with raised medians on each side of the parking area to designate the parking area and keep it confined. Mr. Samples seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Stone, as Chairman of the Charter Review Commission, advised that five Meetings have been held by the Commission; generated from the sixth Meeting should be a recommendation from the Commission to City Council relative to changes to the Centerville City Charter.

TAX BUDGET 1985

The Public Hearing was held on the proposed Tax Budget for 1985 to be submitted to the Montgomery County Auditor for consideration by the Budget Commission of Montgomery County. Mr. Kenning reviewed this continuation Budget in the total amount of \$5,311,010.00. The Budget as prepared contemplates no increase in tax rates or fee schedules. Mr. Siler moved that this Tax Budget for 1985 be adopted and submitted to the Montgomery County Auditor. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 22-84 VILLAGE SOUTH DITCH

Mr. Singer moved that Ordinance Number 22-84, An Ordinance Determining To Proceed With The Improvement Of Certain Drainage Facilities In The City Of Centerville, Ohio, By Cleaning And Improving The Drainage Channel As Described In Resolution No. 23-84, be set for Public Hearing on July 16, 1984. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 23-84 SISTER CITY COMMITTEE

Mr. Taylor moved that Ordinance Number 23-84, An Ordinance To Appoint Dorothy M. Crockett To The Sister City Committee For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on July 16, 1984. Mr. Compton seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 24-84 EAST DRIVE

Mr. Kenning reviewed a proposed Ordinance to change East Avenue to East Drive generated by a Petition in which residents of East Avenue evidenced some postal confusion with the name of their street. Mr. Siler moved that Ordinance Number 24-84, An Ordinance Changing The Name Of East Avenue To East Drive In The City Of Centerville, Ohio, be set for Public Hearing on July 16, 1984. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

RESOLUTION NUMBER 29-84 MVRPC

Mayor Heintz read a proposed Resolution endorsing the Strategic Plan for the Miami Valley Regional Planning Commission. Mr. Stone sponsored Resolution Number 29-84, A Resolution Endorsing A Strategic Plan For The Miami Valley Regional Planning Commission, and moved that it be passed. Mr. Taylor seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Samples pointed out an increase in complaints listed in various categories on the May, 1984 Police Activity Report.

There being no further business, the Meeting was adjourned.

ATTEST:

Maureen H. Saughel
Clerk of Council

Shirley F. Heintz
Mayor