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January 17,

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, January 17, 1983 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 United Presbyterian Church and City Chaplain, and the Pledge of Allegiance to the Flag with Mayor J. V. Stone presiding. Councilmembers and City Staff present were as follows:

Deputy-Mayor Charles Taylor

Councilmembers Russell Sweetman

Shirley Heintz

Jeffrey Siler

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 Randolph

Municipal Attorney Robert Farquhar

Administrative Assistant Jon Bormet

Mayor Stone advised that the absence of Councilman James Singer from this Meeting was due to Government business. Mr. Taylor moved that Councilman James Singer be excused from this Meeting. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

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

Council Meeting - January 3, 1983.

Council Work Session Meetings - January 3, 1983.

- January 10, 1983.

Mrs. Heintz moved that the Minutes of the foregoing Meetings be approved, as distributed. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion; however, Mr. Siler abstained from the Minutes of the January 10, 1983 Meeting.

Mayor Stone read and presented to Mr. Robert Maltby a Certificate of Appreciation for his services with cable broadcasts.

Mayor Stone read and presented to Mrs. Myrtle Morris a Certificate of Appreciation for her volunteer hours of assistance to the City of Centerville.

Mr. Farquhar administered the Oath of Office to City Beautiful Commission Member Geneva Rubins.

Mr. Sweetman announced the Miami Valley Cable TV Council Meeting scheduled for Wednesday, January 19, 1983 to begin at 7:30 P.M. in the Centerville Municipal Building.

#### ORDINANCE NUMBER 35-82 ZONING ORDINANCE AMENDMENT ST. LEONARD REZONING

The Public Hearing was held concerning the Rezoning Request filed by St. Leonard Inc. for a change of approximately 52.766 acres from R-1 to E-C zone classification, property located along the east side of Clyo Road, approximately 670 feet south of the intersection of Clyo Road with Centerville Station Road. Mr. Schwab reviewed this requested change from single family residential zoning to Conditional Use zoning providing for many different

DAYTON LEGAL BLANK CO. 1974

Held

January 17, 1983 continued

19

types of uses all contingent on additional approval by City Council. The Request includes only the developed portion of the St. Leonard property in Centerville. The area in question is surrounded by Industrial and Agricultural uses and is presently used for quasi-public, church, meeting rooms and Senior Citizens Center. The Planning Commission unanimously recommended to Council the approval of this Rezoning Request as submitted.

Dr. Brian Forschner, 4565 Timberwilde Drive, Kettering, Member of the Board of Trustees for St. Leonard Center, was present at this Meeting to answer questions concerning the proposed use of the facility.

Mr. Matthew Baldwin, 2165 Willowgrove, Kettering, Director of the Outreach Program at the Downtown Senior Citizen Center, strongly supported the use of St. Leonards for the elderly, he sees this proposal as a great benefit and appropriate kind of development in the southern section of Montgomery County.

Mr. Douglas McGarry, 522 West Grand Avenue, Dayton, Staff person for Montgomery County Council on Aging, read a letter from Chairperson John Harewood, supporting the zoning change so that the land and buildings may be converted into housing for older adults. Persons in the St. Leonard facility will have the opportunity to maintain their independence and dignity within an environment that supports their unique needs.

Mr. Joe Scullion, 2548 Montbello Circle, Kettering, representing the St. Leonard's Sunday Community, encouraged the approval of St. Leonard's Inc. Request. The Sunday Community intends to work closely on a volunteer basis with residents of the St. Leonard Center.

Ms. Pamela Hopkins, 1601 Bensen Drive, Dayton, representing Catholic Social Services of the Miami Valley, believes that what is proposed will fill a gap for this type facility in our Community.

Reverend Preston Dawes, 896 Revere Village Court, Centerville, advised that the congregation he serves, meeting at St. Leonards, fully supports the proposed use for the St. Leonard facility.

Ms. Staley Ioanes, Program Director for Seniors, Inc., operating at St. Leonards, spoke in favor of the Rezoning Request and the Conditional Use, she looks forward to a cooperative effort between the Seniors and St. Leonard Inc.

Mrs. Heintz sponsored Ordinance Number 35-82, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance By Rezoning 52.766 Acres More Or Less, From Centerville R-1 Classification To Centerville E-C Classification, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

#### ST. LEONARD CENTER, INC. CONDITIONAL USE

The Public Hearing was held concerning a Conditional Use Request filed by St. Leonard Center, Inc. for the property located along the east side of Clyo Road, approximately 670 feet south from the intersection of Clyo Road with Centerville Station Road. The Applicant has applied for a permit to develop the former St. Leonard College into a residential facility for independent living senior citizens. Mr. Schwab reviewed the Revised Plan submitted including the addition of 44 parking spaces, and consisting of uses as follows: 129 residential units, church, retreat, office, Senior Citizen Center and undercroft meeting room. The Plan includes no new building construction. Mr. Schwab pointed out three future potential problems with development of the site: 1. A single access point to Clyo Road should be created at the southern side of the property, 2. The angle intersection on the property just east of Clyo Road should be changed to a "T" intersection, and 3. A left-turn lane should be constructed along Clyo Road at the entrance to the property. The Planning Commission unanimously recommended approval of this Conditional Use Application to City Council with the following conditions:

Held

January 17, 1983 continued

19

1. No major events be scheduled concurrently at the Church, the Undercroft or the Senior Citizen Auditorium.
2. A storm water drainage plan for the new parking area be submitted to and approved by the City Engineer.
3. Maintain the present walkway between the auditorium and the northern parking lot parallel to the new proposed parking lot.
4. Approval be subject to the rezoning being approved by City Council from R-1 to E-C.
5. A fire hydrant be installed on the east side of the existing structure with the approval of the Washington Township Fire Department.
6. The circulation of the new parking area be designed to allow a connection between the two parking bays.

Mr. Sweetman expressed concern with the policing of condition number 1. Dr. Forschner advised that St. Leonard Inc has no intention of scheduling concurrent major events at the Center, they may pursue alterations at the entrance from Cloyo Road at some future date.

Upon question of Mr. Taylor, Dr. Forschner advised that tentative plans have been prepared and presented to the City of Centerville for the development of the remaining St. Leonard property; additional parking will be made available as it becomes necessary. He outlined the fire hydrant request and recommendation from the Washington Township Fire Department, St. Leonard Inc. understands these needs and same will be considered during development planning for the property.

Mr. Sweetman moved that the Conditional Use Application submitted by St. Leonard Center Inc., be approved subject to the 6 conditions recommended by the Planning Commission; approval to become effective on the date the zoning change is effective. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Dr. Forschner introduced Father Maynard Tetreault, representing the Province of St. John the Baptist of the Order of Friars Minor, involved in the donation of this property for the use of the Community. Dr. Forschner expressed appreciation to all persons connected with this entire proposal.

Mr. Kenning reviewed an Application submitted by Victor W. and Mary J. Smith, for the placement of 71.61 acres of farmland located at 2230 Centerville-Station Road, in an Agricultural District. This new State Law provides this placement in an attempt to protect farmland in urban areas from special assessments, to allow assessments to be deferred until the land is developed and to limit the amount of land acquisition by a public body. This Application must be renewed every five years. City Council must either approve, reject or modify this Application within 30 days of its filing with the Clerk of Council. Mr. Samples moved that the Application submitted by Victor W. and Mary J. Smith for the placement of 71.61 acres of farmland in an Agricultural District be approved. Mrs. Heintz seconded the motion. A roll call vote resulted in four ayes in favor of the motion; Mr. Taylor and Mr. Siler voted no.

#### COUNCIL POLICY MUNICIPAL BUILDING USE

Mr. Kenning reviewed proposed Council Policy 83-1, designed to set regulations for the use of Municipal facilities by private and public non-profit organizations. Mr. Sweetman moved that Council Policy 83-1, Municipal Building Use, be approved as written. Mr. Taylor seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

#### RESOLUTION NUMBER 2-83 PREVENTION OF ALCOHOLISM

Mr. Kenning reviewed a proposed Contract with the Montgomery County Combined General Health District for the establishment and operation of a program against alcoholism for residents of the City of Centerville. The

RECORD OF PROCEEDINGS

Minutes of

Meeting

SANSON LEGAL BLIND CO. 10144

Held January 17, 1983 continued 19    

Contract provides that Centerville contribute ten percent of the funds received by it from the State of Ohio for Liquor Permit Fees for the year 1982; this amounts to approximately \$1500.00. Mr. Taylor sponsored Resolution Number 2-83, A Resolution Authorizing And Directing The City Of Centerville To Enter Into An Agreement With The Montgomery County Combined General Health District 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. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 3-83 HEALTH SERVICES

Mr. Kenning reviewed two proposed Contracts with the Montgomery County Combined General Health District: to continue Centerville's support in the "Free Clinic" (counseling and referral services to youths between the ages of thirteen and nineteen), and to set a rate for Housing Inspection Services in the City of Centerville. The Free Clinic cost to the City of Centerville is \$1500.00, for Housing Inspection Services - \$20.00 per hour. These two Contracts are a continuation of previous Contracts with the Health District. Mr. Kenning reviewed the difference between these Contracts and the General Health District Contract, services now being paid by residents of the City of Centerville through the Health Levy recently passed by the electorate. Mrs. Heintz sponsored Resolution Number 3-83, A Resolution Authorizing And Directing The City Manager To Enter Into Contracts With The Montgomery County Combined General Health District For The Year 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.

RESOLUTION NUMBER 4-83 TCSU

Mr. Kenning reviewed a proposed Agreement for Centerville to join other Municipalities in a Tactical Crime Suppression Unit. This is a continuation of a present Contract to allow the City of Centerville to deal more efficiently with problems in overlapping Municipal boundaries. Centerville's contribution is \$7500.00 for 1983. Mr. Sweetman sponsored Resolution Number 4-83, A Resolution Ratifying The Action Taken By The City Manager To Execute An Agreement To Join With The Cities Of Germantown, Kettering, Miamisburg, Moraine, Oakwood And West Carrollton In A Tactical Crime Suppression Unit, 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 Charles Taylor left the Meeting at this time due to a potential conflict of interest in the next agenda item.

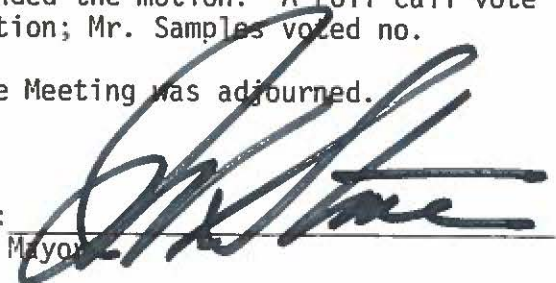
Mayor Stone reviewed bids received for the purchase of a Package Insurance Policy which includes Property, Public Liability and Automotive Liability Coverage. The following bids had been received:

Westfield Insurance Company	\$21,333.00
Buckeye Union Insurance Company	22,263.00
Home Insurance Company	23,696.00
Indiana Insurance Company	27,695.00

Mr. Kenning advised that some difficulty has developed with the low bid received from Westfield; it appears to be in the best interest of the City of Centerville to rebid this package. Mr. Sweetman moved that the before-mentioned bids received for a Package Insurance Policy be rejected and that the City rebid for same. Mr. Siler seconded the motion. A roll call vote resulted in four ayes in favor of the motion; Mr. Samples voted no.

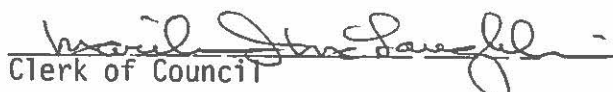
There being no further business, the Meeting was adjourned.

Approved:



Mayor

ATTEST:

  
Clerk of Council