

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

~~DATTON LEGAL BLANK CO. 10144~~

Held November 21, 19 83

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, November 21, 1983 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Councilman James Singer 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 Shirley Heintz
 James Singer
 Russell Sweetman
 Bernard Samples
 Jeffrey Siler

Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 City Planner Alan Schwab
 Service Superintendent Ray Hannah
 City Engineer Karl Schab
 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 Meeting - October 17, 1983.
 Council Work Session Meetings - October 17, 1983.
 - November 14, 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 seven ayes in favor of the motion; however, Mr. Sweetman and Mr. Siler abstained from the Minutes of the November 14th Meeting, Mr. Samples abstained from the Minutes of the October 17th Meetings.

Mayor Stone read a Certificate of Appreciation to Mr. George Chamberlain for his services as Chairman and a Member of the Community Fiscal Analysis Committee for the City of Centerville.

Chief Lickert outlined the background of three Police Personnel recently promoted within the Police Department of the City of Centerville. Mayor Stone administered the Oath of Office to the following:

Lieutenant Stephen E. Walker.
 Sergeant David S. Williams.
 Police Officer Donna G. Peacock.

Mayor Stone administered the Oath of Office to Planning Commission Members Robert G. Looper and Harry E. Williams.

Mrs. Staley Ioanes, Director, outlined for Council, growth in membership and expansion in programs at the Senior Citizens Center at St. Leonards. She reviewed proposed programs for the year 1984.

Mrs. McLaughlin announced the receipt of the following Notices from the Ohio Department of Liquor Control:

Application for the transfer of a C1 and C2 Permit, submitted by Seaway Food Town Inc., DBA Kash N Karry Warehouse Market 86, 261 East Alexandersville-Bellbrook Road.

Application for the transfer of a D1 and D2 Permit, submitted by Vi X & Binh T Quach & Ruth I Wells & Lynn Y S & Lizbie G. S. Lin, DBA Dragon Palace Restaurant Company, 6090 Far Hills Avenue.

No objections were indicated by Council relative to the issuance of these Permits.

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Mayor Stone announced the election of Mayor Shirley Heintz, Councilman Charles Taylor, Councilman Brooks Compton, and the re-election of Councilman Russell Sweetman on November 8, 1983. He complimented candidates Vern Dowlar, Ralph Spencer and James Hussey for making the campaign in 1983 most competitive.

Mayor Stone expressed appreciation to Mr. Tom Stolz for his outstanding services to the City of Centerville in the improvements being made to the Leonard E. Stubbs Memorial Park.

Mr. Sweetman complimented Mayor Stone for the very hard, clean, dedicated campaign he staged against the incumbent John Wurtz for Judge of Kettering Municipal Court. He thanked Mayor Stone for all his services to the City of Centerville over the past several years.

CENTERVILLE MILL

Mr. Kenning reported on the Planning Commission Meeting held October 25, 1983.

Mayor Stone left the Meeting at this time due to a potential conflict of interest; Mr. Taylor presided during this agenda item.

Mr. Schwab reviewed an Application submitted for the Centerville Mill, 7991 Clys Road, for changes to a previously approved Site Plan to provide for the construction of a fiberglass paneled roof over a lattice canopy in the outdoor storage area and to permit some alterations in the parking area. Requested is a change in the angle of parking spaces in front of the building, thus reducing the number of parking spaces by four, that raised curbs be changed to painted curbs, that the northernmost curb cut be designated right-in, right-out and the southernmost curb cut between the two large buildings have full movement. The Plan as presented conforms to parking requirements in accordance with Centerville's Zoning Ordinance. Mr. Schwab reviewed Planning Commission's unanimous approval of this Site Plan Amendment conditioned upon a revised, accurate Site Plan being submitted for Council's review. Mr. Sweetman emphasized the need for raised curbing to provide a safer traffic movement in and around the Centerville Mill. He encouraged better enforcement of conditions approved on Site Plans for this enterprise. Mrs. Heintz reviewed discussion during a previous Work Session Meeting at which time the owner of the property defined difficult traffic movement for customers created by temporary barriers put in place instead of previously approved raised curbing. Mr. Samples moved that Council approve the Site Plan Amendment submitted to the Planning Commission on September 13, 1983, as recommended by the Planning Commission and including the following clarifications: 1. raised curbs be changed to painted curbs, 2. the angle of the parking spaces in front of the building be changed, thus reducing the number of parking spaces by four, and 3. the northernmost curb cut be designated right-in, right-out only and the southernmost curb cut between the two large buildings have full movement. Mrs. Heintz seconded the motion. A roll call vote resulted in four ayes in favor of the motion; Mr. Sweetman and Mr. Siler voted no.

Mayor Stone returned to and presided at the Meeting at this time.

LINCLAY CORPORATION CONDITIONAL USE

Mr. Kenning advised that the Planning Commission, during their Meeting on October 25, 1983, unanimously recommended approval of a Conditional Use Application submitted by the Linclay Corporation to construct a Shopping Center next to the Gold Circle Store at the northeast corner of State Route 48 and Alexandersville-Bellbrook Road, to City Council; their recommendation includes many conditions. Mr. Taylor moved that the Conditional Use

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Application submitted by the Linclay Corporation be set for Public Hearing before Council on December 19, 1983. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Samples, Chairman of the Zoning Task Force Committee, reviewed their activities to date. Six thirty minute segments have been taped, the final seventh segment will be held live on cable TV in January, 1984.

ORDINANCE NUMBER 24-83 BETHANY LUTHERAN VILLAGE

Mr. Kenning reviewed a proposed Ordinance to authorize the issuance of \$3,500,000 Hospital Facilities Revenue Bonds to provide for the payment of renovation costs for Bethany Lutheran Village proposed by Lutheran Social Service of the Miami Valley. Mr. Dennis Bruce, representing Bethany Lutheran Village, reviewed this great opportunity for Bethany to expand services; this is a renovation to the present facility and constitutes no increase in beds. Mr. Taylor sponsored Ordinance Number 24-83, An Ordinance Authorizing The Issuance Of \$3,500,000 Hospital Facilities Revenue Bonds Of The Municipality Of Centerville, Ohio, In Order To Finance The Costs Of A Hospital Facility To Be Leased By The Municipality Of Centerville From The Lutheran Social Service Of The Miami Valley And To Be Subleased To The Lutheran Social Service Of The Miami Valley; Authorizing The Issuance Of Additional Bonds; Providing For The Pledge Of Revenues For The Payment Of Said Bonds; Authorizing An Agreement Of Lease, An Agreement Of Sublease And An Agency Agreement With Respect To The Leased Premises And The Proceeds Derived From The Sale Of Said Bonds; And Authorizing A Trust Indenture Appropriate For The Protection And Disposition Of Such Revenues And Further To Secure The Payment Of Said Bonds, And Declaring An Emergency, and moved that it be passed. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. Siler was not present for this agenda item due to a potential conflict of interest.

ORDINANCE NUMBER 25-83 KROGER COMPANY

Mr. Kenning reviewed a proposed Ordinance indicating intent to issue Industrial Development Revenue Bonds for the remodeling and expansion of the Kroger Store located in the Centerville Place Shopping Center; said improvement will produce approximately 85 new jobs in Centerville. This Bond Issue has been reviewed by the Centerville Community Improvement Corporation and recommended for approval to City Council. Mr. Sweetman sponsored Ordinance Number 25-83, An Ordinance Indicating Intent To Issue Industrial Development Revenue Bonds For The Remodeling And Expansion Of A Commercial Facility Within The Municipality Of Centerville, Ohio, And Declaring An Emergency, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

THOMAS PAINE SETTLEMENT NUMBER THREE

Mr. Kenning reviewed for Council a request from John G. Black Enterprises, Inc., for the extension of the Subdividers Agreement executed for Thomas Paine Settlement Number Three; requested extension from December 10, 1983 until June 10, 1984. This Section of Thomas Paine Settlement is located between Bigger Road and Wilmington Pike and includes the construction of extended Clyo Road. Mrs. Heintz moved that the Subdividers Agreement for Thomas Paine Settlement Number Three be extended as requested until June 10, 1984. Mr. Siler seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 26-83 RIGHT TURNS ON RED TRAFFIC SIGNALS

Mrs. Heintz moved that Ordinance Number 26-83, An Ordinance Amending Ordinance 61-75 Prohibiting Right Turns On Red Traffic Signals At Certain Intersections, be set for Public Hearing on December 19, 1983. Mr. Siler

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seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 27-83 SISTER CITY COMMITTEE

Mrs. Heintz moved that Ordinance Number 27-83, An Ordinance To Appoint Ruby Esther Batlas To The Sister City Committee For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on December 19, 1983. Mr. Singer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

ORDINANCE NUMBER 28-83 SISTER CITY COMMITTEE

Mr. Sweetman moved that Ordinance Number 28-83, An Ordinance To Appoint Ted Van Ruiten To The Sister City Committee For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on December 19, 1983. Mr. Samples seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

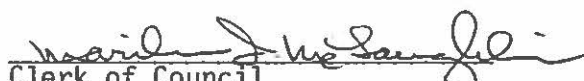
ORDINANCE NUMBER 29-83 SISTER CITY COMMITTEE

Mr. Singer moved that Ordinance Number 29-83, An Ordinance To Appoint Suzanne V. Pirie To The Sister City Committee For The City Of Centerville, Ohio, And Establish A Term Of Office, be set for Public Hearing on December 19, 1983. Mrs. Heintz seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved: 
Mayor

ATTEST:


Clerk of Council