

CENTERVILLE CITY COUNCIL
WORK SESSION MEETING
AUGUST 8, 1983

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

PRESENT: Mayor J. V. Stone
Deputy-Mayor Charles Taylor
Councilmembers Shirley Heintz
Charles Taylor
Bernard Samples
James Singer
Jeffrey Siler
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
Administrative Assistant Jon Bormet
City Planner Alan Schwab

Mr. Dennis Bruce, Executive Director of Lutheran Social Service of the Miami Valley, appeared to discuss with Council Hospital Revenue Bonds through the City of Centerville. They are requesting 3.5 million dollars in a private placement issue for the renovation of the center section of the health care center at Bethany Lutheran Village, 6445 Far Hills Avenue. This renovation is being requested in order to develop Bethany Lutheran Village into a first class health care facility; it is being done as a trade off - beds for the renovation. Mr. Sweetman stressed the importance of this trade-off factor being made known to the general public. Council concurred with Mr. Bruce's request, but emphasized the retention of the law firm - Taft Stettinius and Hollister, as Bond Counsel. This Bond Issue must be closed by November 15, 1983. Mr. Kenning will work with Mr. Bruce to begin the total process in motion.

Mr. Schwab reviewed for Council the Record Plan submitted for Walnut Hills II, Section One. This Plat is the extension of Rhine Way and is located south of Centerville Station Road and west of Wilmington Pike. Mr. Schwab reviewed the following eight recommendations of City Staff:

1. City Council stamp "No Plat Required" on deed transfer of the entire 15.862 acre tract shown on the Preliminary Plan for Walnut Hills II and the applicant be required to record this transfer of ownership prior to recording of the Record Plan for Section One of Walnut Hills Estates II.
2. The street name Park Place be changed to a name acceptable to City Staff.
3. Protective Covenant Number 7 be changed to require lots 1-6 to have a northwest side yard of ten feet.
4. Protective Covenant Number 8 be changed to read "Year Yards" to "Rear Yards" and "East Side Yard" to "Each Side Yard".
5. The applicant submit a drawing approved by City Staff showing the buildable lot area for each lot.

6. The applicant place a covenant on the deed for the land in Greene County where the off-site storm water drainage improvements are proposed which permits the developer or the City to make these improvements. This deed covenant shall be approved by the City Attorney and recorded prior to recording of the Record Plan.

7. The storm water drainage plan be approved by the City Engineer.

8. In lieu of completion of the public improvements prior to recording of the plat, the applicant shall enter into a Subdividers Agreement with the City and post a Performance Bond in a dollar amount approved by the City Engineer.

Council concurred with this Record Plan as submitted.

Mr. Taylor reviewed for Council the status of the Chamber of Commerce using the Asahel Wright House; a decision will be made in September. Council concurred that Organizations be permitted to utilize the building during the interim period, in the same manner as they currently use the Community Room in the Municipal Building.

City Council briefly reviewed a Petition received from residents on Palvak Drive requesting that the street be renamed Rustic Park Trail. Council concurred with this request. The necessary legislation will be prepared for the next Council Meeting.

Council concurred to continue to hold one Regular Meeting per month until such time that a change becomes necessary.

Mayor Stone advised that the purchase of the railroad right-of-way will again be a topic of discussion during the Miami Valley Regional Transit Authority Meeting to be held Tuesday, August 9, 1983. Council concurred to retain their previous support for the acquisition of the railroad right-of-way through the southwest corridor of Montgomery County.

Approved: _____


J. V. Stone, Mayor


Marilyn J. McLaughlin
Clerk of Council