

RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

DAYTON LEGAL BLANK CO. 10111

Held June 21, 19 82

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, June 21, 1982 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Mayor J. V. Stone and the Pledge of Allegiance to the Flag with Mayor Stone presiding. Councilmembers and City Staff present were as follows:

Councilmembers Shirley Heintz
 Russell Sweetman
 Jeffrey Siler
 Bernard Samples
 Charles Taylor
 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

Mayor Stone advised that, due to a business commitment, Councilman James Singer would be absent from this Meeting. Mr. Siler moved that Councilman Singer be excused from this Meeting. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mrs. McLaughlin announced the receipt of a communication from the Centerville/Washington Township Senior Citizens Task Force. Mrs. Erma Rogers, 300 West Spring Valley Road, reviewed background information and the current status of the Senior Citizens Task Force. They have requested a representative from the City to participate on the needs assessment committee and at their general Task Force meetings.

Mrs. Charles Rush, 534 Duberry Place, emphasized the need for a Senior Citizens Center to serve the Centerville/Washington Township area.

Mr. Farquhar administered the Oath of Office to City Beautiful Commission member Anne Elliott Rausch.

Mrs. Heintz read a Certificate of Recognition signed by all members of City Council, in appreciation to Susalee Wildasin Gray for her service as a member of the Sister City Committee.

Mr. Samples read a Proclamation issued by Mayor Stone welcoming participants of the Centerville Invitational Soccer Classic being held July 2, 3 and 4, 1982 in the Centerville area. The Proclamation was presented to Dr. Ronald Hetman by Mayor Stone. Dr. Hetman reviewed for the listening audience this outstanding Soccer Invitational event.

Mayor Stone reviewed the itinerary followed while 28 dancers from Bad Zwischenahn, West Germany, visited the City of Centerville. Guests were housed by host families in the area.

Mayor Stone advised that a flag pole has been installed at his residence, 907 New England Avenue.

Mayor Stone explained a plaque received by the City of Centerville from the Dance Group of Bad Zwischenahn, West Germany; the plaque includes the Seal of the City.

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Mr. Kenning reported the following during his City Manager's Report:
The new asphalt patching equipment has been received by the City of Centerville; this machine provides for long term hot patching year round.
The 1982 street improvement program continues as scheduled.

TAX BUDGET 1983

The Public Hearing was held concerning the proposed Tax Budget for the year 1983. Mr. Kenning briefly reviewed this proposal amounting to \$4,818,792.00 and representing a 4.3 % increase over the 1982 appropriations. The Ohio Revised Code requires that this Budget be submitted to the County Auditor on or before July 20, 1982. This Budget is used primarily for local government fund distribution. Mr. Taylor moved that the 1983 Tax Budget be approved and submitted to the County Budget Commission of Montgomery County. Mrs. Heintz seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

MEDFIRST PHYSICIAN CARE

Mr. Sweetman and Mr. Siler left the Meeting at this time due to a potential conflict of interest in this matter.

Mr. Taylor moved that the Site Plan submitted for the MedFirst Physician Care facility proposed to be located at the northeast corner of Main and Franklin Street be removed from the table for consideration. Mr. Samples seconded the motion. A roll call vote resulted in four ayes in favor of the motion. Mayor Stone reviewed the three major points of concern raised by Council during the Work Session Meeting held June 14, 1982: 1. That the false windows fronting Main Street be constructed to look like windows, 2. That the alley be widened and Main Street curb cuts be consolidated, and 3. That consideration be given to alternative surface treatments on the paved areas fronting Main Street. Mr. John Preiksats, Attorney, introduced Mr. Clarence Jones, Director of Real Estate, both representing MedFirst, being present to explain their proposal. The Corporation reviewed the three concerns of City Council and concluded the following: 1. They agree to relocate the curb cut on Main Street to be coincident with the alley and to dedicate additional alley to accommodate this change, 2. They agree to install standard window panes instead of fake windows along Main Street; these windows would then be backed by drywall or some like material, and 3. They would prefer to use asphalt in the area between the curb cut on Main Street and the curb cut on Franklin Street, but would agree to use exposed aggregate concrete as an alternative. Mrs. Heintz encouraged the use of an aggregate concrete with a beige or tan color tone to avoid the concrete appearance. Mr. Samples expressed concern with the aesthetic appearance of the window treatment as presented. Additional discussion concluded with a coordination between the City Planning Department and the Developer to achieve an appearance as near real windows as possible. Upon question of Mrs. Heintz, Mr. Schwab recommended that the alley be widened to 20 feet in order to maintain two way traffic. The Developer agreed to widen the alley to 19-20 feet and that the green space along Franklin Street not be reduced in order to obtain this width. Mrs. Heintz moved that Council approve the Site Plan for the MedFirst Physician Care facility, as submitted by the applicant, for the northeast corner of Main and Franklin Streets, dated June 21, 1982 including the following conditions:

1. The curb cut on Main Street be moved north to incorporate widening the alley to a minimum of 19-20 feet, understanding that green space along Franklin Street will not be encroached upon in order to achieve this end.
2. The window treatment on the Main Street side of the building to be coordinated between the City Planning Department and the Developer of the property.

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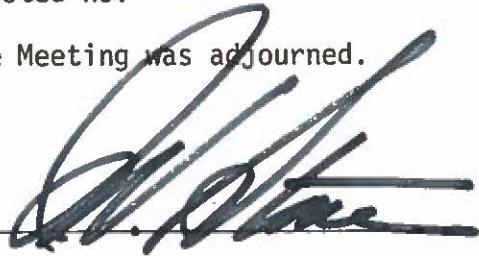
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3. The exposed concrete aggregate be used for paving the driving and parking in the area between the curb cut on Main Street and the curb cut on Franklin Street.

Mr. Samples seconded the motion. A roll call vote resulted in three ayes in favor of the motion; Mr. Taylor voted no.

There being no further business, the Meeting was adjourned.

Approved: _____



ATTEST:

Marie Shepherd
Clerk of Council

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