

# RECORD OF PROCEEDINGS

Minutes of

REGULAR COUNCIL

Meeting

MAYOR LEON STONE CO. 1974

Held June 29, \_\_\_\_\_ 1978

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Thursday, June 29, 1978 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Nicholas Rachford from the Saint Barbara Byzantine Catholic Church and the Pledge of Allegiance to the Flag with Mayor Victor Green presiding. Councilmembers and City Staff present were as follows:

- Councilmembers Leonard Stubbs
- James Singer
- Jeffrey Siler
- J. V. Stone
- Clerk of Council Marilyn McLaughlin
- City Manager Darryl Kenning
- Administrative Assistant Joseph Minner
- City Planner Garth Reynolds
- Service Director Richard Bishop
- City Engineer Karl Schab
- Director of Parks and Recreation John Dunathan
- Director of Finance William Bettcher
- Chief of Police William Randolph
- Municipal Attorney Robert Farquhar

Mayor Green advised that Councilman Leonard Stubbs was out of town for the last Meeting and that Deputy Mayor Russell Sweetman is on active duty in the United States Army Reserves, thus his absence at this Meeting. Mr. Stone moved that Mr. Stubbs be excused from the Meeting held June 19, 1978 and Mr. Sweetman be excused from this Meeting. Mr. Singer seconded the motion. A roll call vote resulted in four ayes in favor of the motion; Mr. Stubbs abstained.

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

- Council Meeting - June 19, 1978.
- Council Work Session Meetings - June 19, 1978.
- June 26, 1978.

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

- Mayor Green issued and read the following two Proclamations:
- Proclamation designating June 24, 1978 as Shrine Hospitals Day.
  - Proclamation designating the week of July 16, 1978 as Welcome Wagon Week.

Mr. Stone, Chairman of the Community Partnership Committee, gave a status report on the restoration of the Asahel Wright house, otherwise known as the Temple property. The Committee is in the process of obtaining an Architect firm to perform various studies to determine what portion of the house can be saved. The interior of the building is being cleared, items will be on sale during the Americana Festival to be held July 1, 1978. Monies received during the sale and other donations will be placed in a special fund established for the restoration of the building.

Mayor Green advised that the center of town will be blocked Saturday, July 1, 1978 from 8:00 A.M. until 5:00 P.M. for the 5th Annual Americana Festival sponsored by the Merchants in the Architectural Preservation District. Traffic will be re-routed around town; Chief Randolph reviewed the alternate routes.

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## FAR HILLS OFFICE COMPANY CONDITIONAL USE

The Public Hearing was held concerning the Conditional Use Request filed by the Far Hills Office Company. Mr. Reynolds located the property on a map, being situated along the east side of Far Hills Avenue approximately 150 feet south from the intersection of North Village Drive and Far Hills Avenue. Requested is a permit to provide for a Photo Processing Laboratory and Offices in the building currently being used for the Centerville Emergency Clinic. Mr. Reynolds advised that the use complies with permitted uses in an Entrance Corridor District and meets all other requirements. A recovery system will be used on the processing chemicals. Mr. Siler moved that the Conditional Use Request filed by Far Hills Office Company to permit a Photo Processing Laboratory and Office on the subject property be approved. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

## DAYSOTA PROPERTIES CONDITIONAL USE

The Public Hearing was held concerning the Conditional Use Request filed by Daysota Properties to permit the construction of a parking lot to serve a multifamily development located in the City of Kettering. Mr. Reynolds located the subject property on a map, being situated along the south side of Hewitt Road, west of Bigger Road; the parcel of land is situated in the City of Kettering and the City of Centerville. The development of this property conforms with adjacent construction and is consistent with the requirements of Entrance Corridor zoning. Garages are proposed for construction in the parking area. Mayor Green pointed out the fact that this property should be considered for taxing purposes by the City of Centerville. Mr. Stone moved that the Conditional Use Requested filed by Daysota Properties as presented, be approved. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

## ORDINANCE NUMBER 37-78 YOUTH BOARD

The Public Hearing was held concerning Ordinance Number 37-78. Mr. Singer sponsored Ordinance Number 37-78, An Ordinance Appointing Robert T. Flick To The Youth Board Of The City Of Centerville, Ohio, To Fill The Unexpired Term Of Janis West, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

## BUDGET 1979

The Public Hearing was held concerning the proposed Budget for 1979. Mr. Kenning reviewed the annual tax Budget for submission to the Montgomery County Budget Commission by July 15, 1978. The purpose of this Budget is to form the basis by which local government funds are distributed. It represents the City's best estimate for 1979. The estimated tax Budget for the City of Centerville for the year 1979 totals \$4,860,340.00. Mr. Stubbs moved that the Budget for 1979 as prepared be approved and submitted to the Montgomery County Budget Commission. Mr. Stone seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

## WALNUT GROVE

The Appeal filed by the Walnut Grove Land Company against a decision of the Planning Commission, tabled during the last Council Meeting until this Meeting, was discussed by Council. Mayor Green advised that through an on-site inspection, it appeared to him that the developer had anticipated the installation of sidewalks when the streets were constructed. Mr. Siler pointed out the fact that sidewalks have been required in adjacent developments. Mr. Stone moved that the Appeal filed by the Walnut Grove Land Company be denied. Mr. Singer seconded the motion. A roll call vote resulted

DAYTON LEGAL BLANK CO. 10144

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in five ayes in favor of the motion.

RESOLUTION NUMBER 52-78 \$2,000,000 ROAD AND STREET IMPROVEMENT BONDS

Mr. Kenning reviewed the following Bids received for the \$2,000,000 Road and Street Improvement Bonds for the City of Centerville:

Merrill Lynch, White Weld, Capital Markets Group and Associates,  
Interest Rate - 5 7/8%, Premium - \$16,612.00

The Northern Trust Company and Associates, Interest Rate - 6%, Premium - \$29,168.00

Continental Illinois National Bank and Trust Company of Chicago and Associates, Interest Rate - 6%, Premium - \$26,156.02

Mellon Bank, N.A., Interest Rate - 6%, Premium - \$19,847.00

Seasongood & Mayer and Associates, Interest Rate - 6%, Premium - \$18,706.85

The Ohio Company and Associates, Interest Rate - 6%, Premium - \$13,200.00

Prescott, Ball & Turben, Interest Rate - 6%, Premium - \$10,860.00

McDonald & Company, Interest Rate - 6%, Premium - \$4,808.00

Mr. Kenning recommended the acceptance of the Bid received from Merrill Lynch, White Weld, Capital Markets Group and Associates. Mr. Siler sponsored Resolution Number 52-78, Resolution Approving Acceptance Of Bid For \$2,000,000 Principal Amount Of Bonds And Fixing Rate Of Interest, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

RESOLUTION NUMBER 53-78 RESTORATION TRUST FUND

Mr. Kenning reviewed a proposed Resolution to establish a Trust Fund for the restoration of the Asahel Wright House. Mr. Singer sponsored Resolution Number 53-78, A Resolution Establishing A Restoration Trust Fund And Authorizing And Directing The Director Of Finance To Take All Necessary Steps To Establish Said Fund And Providing For Payments Into And Out Of Said Fund, and moved that it be passed. Mr. Stone seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

ORDINANCE NUMBER 38-78 CITY BEAUTIFUL COMMISSION

Mr. Stubbs moved that Ordinance Number 38-78, An Ordinance Appointing Shirlea Moore To The City Beautiful Commission Of The City Of Centerville, Ohio, And Establishing A Term Of Office, be set for Public Hearing on July 17, 1978. Mr. Singer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

ORDINANCE NUMBER 39-78 CITY BEAUTIFUL COMMISSION

Mr. Stubbs moved that Ordinance Number 39-78, An Ordinance Appointing Mary Herminghausen To The City Beautiful Commission Of The City Of Centerville, Ohio, And Establishing A Term Of Office, be set for Public Hearing on July 17, 1978. Mr. Stone seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

ORDINANCE NUMBER 40-78 WASTE PACKER

Mr. Stone sponsored Ordinance Number 40-78, An Ordinance Providing For The Issuance Of \$24,287 Of Notes Of The City Of Centerville, Ohio, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Cost Of Certain Solid Waste Collection Equipment, And Declaring An Emergency, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mr. Singer questioned the reason for this being prepared as an emergency Ordinance. Mr. Bettcher advised that this in accordance with a provision of the Charter and is the general procedure used. Mr. Singer suggested that, in the future, this type legislation be on a regular basis.

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## RESOLUTION NUMBER 54-78 WASTE PACKER

Mr. Kenning reviewed a proposed Resolution requesting the Director of Finance to certify to the Council that the equipment purchased will last for a period of time exceeding the notes, this is an insurance to the purchaser of the notes. Mr. Stubbs sponsored Resolution Number 54-78, Resolution Requesting Fiscal Officer To Certify Maximum Maturity Of Bonds And Notes, and moved that it be passed. Mr. Siler second the motion. A roll call vote resulted in five ayes in favor of the motion.

## ORDINANCE NUMBER 41-78 WASTE PACKER

Mr. Kenning reviewed a proposed Ordinance providing for the issuance of \$62,850 of notes and bonds for the purpose of paying the cost of a new packer truck and lift van. Mr. Siler sponsored Ordinance Number 41-78, An Ordinance Providing For The Issuance Of \$62,850 Of Notes Of The City Of Centerville, Ohio, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Cost Of Acquiring Two (2) Motor Vehicles For Municipal Use, And Declaring An Emergency, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Upon question of Mr. Stubbs, Police Chief Randolph reviewed for Council the chain of events which occurred the night of Wednesday, June 28, 1978 when the Disaster Warning Sirens were sounded. Chief Randolph advised that the Disaster Plan is constantly being updated. He will brief Council on this Plan during a future Council Work Session Meeting. Mayor Green suggested that directions be given the residents of Centerville in the next Newsletter.

There being no further business, the Meeting was adjourned.

Approved: Victor A. Green  
Mayor

ATTEST:

Marilyn J. Sauls  
Clerk of the Council