

DAYTON LEGAL BLANK CO. 18144

Held August 21

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, August 21, 1978 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Father Edward Fueglein from the Saint Francis of Assisi Church and the Pledge of Allegiance to the Flag with Mayor Victor Green presiding. Councilmembers and City Staff present were as follows:

Deputy Mayor Russell Sweetman
 Councilmembers Jeffrey Siler
 James Singer
 Leonard Stubbs
 Nora Lake
 Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 Administrative Assistant Joseph Minner
 City Planner Garth Reynolds
 City Engineer Karl Schab
 Director of Finance William Bettcher
 Chief of Police William Randolph
 Acting Municipal Attorney Charles Lowman

Mayor Green advised that Councilman J. V. Stone was on vacation, thus his absence from this Meeting. Mrs. Lake moved that Councilman Stone be excused from this Meeting. Mr. Stubbs 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 - August 7, 1978.

Council Work Session Meeting - August 7, 1978.

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

Mayor Green administered the Oath of Office to City Beautiful Commission Members Shirlea Moore and Mary Herminghausen.

Mr. Preston Dawes, Director of Youth Counseling/Services of South Montgomery County, presented to Council their Quarterly Report for April through June, 1978. Mr. Dawes introduced Alice Woodward, Marianne DaSilva's replacement while she is on leave. Youth Counseling/Services will not be initiating an alcoholic prevention program as previous indicated. An evaluation of the Berg Center in Miamisburg has been completed. A satellite office for the Centerville-Washington Township Counselor has been located in the Cline Building, Centerville City Schools. Mr. Dawes also introduced Cindy Sikes, Crisis Counselor for Youth Counseling/Services in our area.

Mrs. McLaughlin advised that a Notice has been received from the Ohio Department of Mental Health and Mental Retardation of an Application for the renewal of a License to operate a home at 9525 Sheehan Road as a residential care facility for the mentally retarded and/or developmentally disabled, consisting of a family home with six residents.

Mrs. McLaughlin also announced the receipt of a Notice from the Ohio Department of Liquor Control concerning an Application for a D2 Permit for Centerville Pizza and Sandwich Shop Inc., 79 South Main Street.

Mr. Kenning reported the following during his City Manager's Report:

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The Activity Report of the Police Department for the month of July, 1978 was briefly reviewed.

The 1978 Bond Levy Resurfacing Program is completed. A total of 355 tons of rubberized latex asphalt and 3278 tons of regular asphalt were utilized. Engineering survey work has begun for the 1979 concrete repair program.

The North Main Street Sidewalk Special Assessment Project is 40-60% complete.

Mr. Kenning distributed to Council the Capital Improvement Program for 1979-1983 and briefly explained the document. This is a five year Program covering a variety of community improvement projects within the City of Centerville. It serves as a basis for the Budget for the coming year. It sets priorities on the various improvement projects and represents over \$18,800,000 of expenditures with at least \$7,000,000 being local tax dollars. Streets are the major area of concentration, reflecting the primary need of a high growth community. This document was referred to the Council Finance Committee for review and recommendation to Council.

Mr. Singer questioned the increase in animal complaints 1978 vs 1977 as indicated in the Police Activity Report. Police Chief Randolph will prepare a breakdown of animal complaints for Mr. Singer's review.

Upon question of Mr. Stubbs, Mr. Kenning reviewed the value of a Juvenile Officer to the Community and explained the process followed to find a replacement.

Dr. Richard Van Vleck, 1445 Seminary View Drive, appeared before Council concerning a traffic situation created in his neighborhood by the use of Sugar Valley and Forest Field Soccer Fields. The problems are as follows:

Speeding traffic is endangering small children.

Excessive flow of traffic for residential streets.

Streets are blocked with vehicles which would cause a problem for emergency vehicles, if needed.

Private drives are being used as turn-arounds.

Excessive illegal parking.

Damage to personal property.

Dust and mud being deposited upon the streets.

Excessive noise generated from horns and revving engines.

Lack of privacy to property owners.

Potential lower property values in the area.

Dr. Van Vleck pointed out the fact that the Sugar Valley Field was never meant to become a soccer field, it was designated for non-organized activities. He suggested that the Forest Field access road and parking facilities be the only traffic flow arteries for all the soccer fields and parking be banned on residential streets. Mr. Kenning reminded residents in attendance that these two fields are under the control of the Centerville-Washington Park District. He has discussed this problem with Mr. William Yeck, Park District Member, law enforcement has been stepped up in the area, and the street sweeper has been directed to the area. Mayor Green suggested that this presentation be sent to the Park District and the Soccer Association. Mr. Kenning will pursue the cooperation of the Park District concerning this matter. As suggested by Mr. Stubbs, a Meeting will be scheduled between a Member of City Council, City Staff, Park District, President of the Soccer Association and residents in the area, within the next few days to rectify this problem.

Mr. Elmer Douglas, 1455 Seminary View Drive, emphasized the excessive traffic flow being generated.

Mr. William Spohn, 8010 Brainard Woods Drive, reviewed recreation activities which are being conducted in Sugar Valley Park, a Park which he understood to be a neighborhood Park. He suggested that this area be used

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only as a practice field.

Mr. Charles Rush, 534 Duberry Place, would like to see more picnic facilities in area Parks.

CONNEMARA APPEAL TO COUNCIL

The Public Hearing was held concerning the Appeal filed by Park Lake Development Company against a decision of the Planning Commission rendered on July 11, 1978 relative to sidewalks in Connemara, Sections One, Two and Three. Mr. Reynolds located the subject property on a map, being located in Washington Township inside the three mile jurisdiction of the City of Centerville, southeast of the intersection of Rahn Road and Alexandersville-Bellbrook Road. Mr. Reynolds reviewed the following motions approved by the Planning Commission:

Connemara, Section One was approved, with the addition of a 6 foot berm along Rahn Road and sidewalks as approved by the City Engineer.

Connemara, Section Two was approved, including the County Engineer's recommendations and sidewalks approved by the City Engineer, except on the north side of Chartwell Drive and the south side of Alrahn Court.

Connemara, Section Three was approved, with improvements to Rahn Road according to Washington Township's recommendation of a 6 foot berm and sidewalks to be provided except on the north side of Chartwell Drive.

Mr. Reynolds advised that the City's Sidewalk Policy was upheld with some variations because of topographical problems in the area.

Mr. Valdis Lapsins, from John W. Judge Engineering Company and representing the Developer, reviewed their Request and the character of the adjacent properties. They believe sidewalks should not be required because of the large lots, because children in the area will not be walking to schools, and because sidewalks have not been required in adjacent developments and Connemara is an extension of these fine residential developments. Topography along Rahn Road and Alexandersville-Bellbrook Road makes sidewalk installation difficult, according to Mr. Lapsins. He advised that the Washington Township Trustees and two home buyers have requested that sidewalks not be required in the Connemara Plat. Mr. Lapsins also outlined the Developer's objection to widening Alexandersville-Bellbrook Road and to the widening of a portion of Rahn Road as recommended by the Montgomery County Engineer. He opposes this from the standpoint of traffic safety and believes the extra lane would serve no useful purpose. Mr. Lapsins reviewed traffic counts taken at the intersection of Alexandersville-Bellbrook Road and Rahn Road upon which they base some objection. Mr. Reynolds pointed out the fact that these counts were not made at peak periods, one vehicle stopped to turn left can cause a traffic problem at this intersection at peak hours of the day. Mr. Sweetman emphasized the use of sidewalks in subdivisions having same; when they are installed, they are used. Mr. Sweetman moved that Council deny the Appeal filed by Park Lake Development Company concerning Connemara, Sections One, Two and Three, and that the Planning Commission's decision be upheld. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 45-78 STREET DEDICATION

The Public Hearing was held concerning Ordinance Number 45-78. Mr. Kenning reviewed the proposed Ordinance which would provide the necessary dedication of roadway along Spring Valley Road in front of the Benjamin Archer Park to bring the right-of-way width in line with Centerville's Thoroughfare Plan. Mr. Stubbs sponsored Ordinance Number 45-78, An Ordinance Dedicating A 1.00 Acre Tract Of Land Presently Owned By The City Of Centerville, Ohio For Use As A Public Roadway Forever, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

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ORDINANCE NUMBER 46-78 NORTH MAIN STREET

The Public Hearing was held concerning Ordinance Number 46-78. Mr. Kenning reviewed the proposed Ordinance which would provide for the widening of State Route 48 to 12 foot lanes, adding a through southbound lane, reconstruction of the Fireside Drive intersection, the service road, adding raised median on North Village Drive and installation of a traffic signal at State Route 48 and Fireside Drive. All this to be under the supervision of the Director of Transportation, State of Ohio. Mr. Sweetman sponsored Ordinance Number 46-78, An Ordinance Enacted By The City Of Centerville, Montgomery County, Ohio In The Matter Of The Hereinafter Described Improvement, Under The Supervision Of The Director Of Transportation, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

As recommended by Mr. Kenning, Mrs. Lake moved that Council remove from the table the Ordinance which amends the Architectural Preservation District Ordinance and that it be forwarded to the City Planning Commission for their review. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 59-78 APPRECIATION

Mr. Sweetman sponsored Resolution Number 59-78, A Resolution Of Appreciation For The Services Of James P. Hickey As A Member Of The City Planning Commission Of The City of Centerville, Ohio, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

SOUTHBROOK MANOR SECTION TWO

Mr. Kenning reviewed the City Engineer's recommendation that the Performance Bond posted on Southbrook Manor, Section Two, be released subject to the receipt of a Maintenance Bond of \$4,650.00 which will expire one year from now unless additional repairs or corrections become necessary. All necessary repairs have been completed at this time. Mr. Stubbs moved that Council release the Performance Bond on Southbrook Manor, Section Two, subject to the receipt of a Maintenance Bond in the amount of \$4,650.00 in accordance with the recommendation of the City Engineer. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

CABLE TV

As recommended by Mr. Kenning, Mr. Sweetman moved that Council recommend to the Miami Valley Cable TV Council the appointment of Mr. Joseph Minner, Administrative Assistant, on the Board of Trustees. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

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Mr. Kenning recommended that Mr. Joseph Minner be appointed as an Alternate on the Transportation Coordinating Committee. Mr. Singer moved that Mr. Joseph Minner, Administrative Assistant, be appointed as Alternate to Mayor Green on the Transportation Coordinating Committee. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

There being no further business, the Meeting was adjourned.

Approved: *Victor Green*

Mayor

ATTEST:

Maile Jane Laughlin
Clerk of the Council