

Held November 20, 19 78

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, November 20, 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 Raymond Kallagher from the Church of the Incarnation 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 James Singer
 Jeffrey Siler
 Leonard Stubbs
 J. V. Stone

Clerk of Council Marilyn McLaughlin
 City Manager Darryl Kenning
 Planning Intern Alan Schwab
 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
 Acting Municipal Attorney Charles Lowman
 Administrative Assistant Joseph Minner

Mayor Green advised that Councilwoman Nora Lake was ill, thus her absence at this Meeting. Mr. Stone moved that Councilwoman Lake be excused from this Meeting. Mr. Siler 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 - November 6, 1978.
 Council Work Session Meetings - November 6, 1978.
 - November 13, 1978.

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

Mayor Green administered the Oath of Office to the following:
 Bernard Samples, Planning Commission Member.
 Richard Gregory, Youth Board Member,
 Robert Nichol, Board of Architectural Review Member.

Suzie Holloway, Member of the City Beautiful Commission, reviewed criteria used for the Beautification Awards Program sponsored by the City Beautiful Commission each year. Mayor Green presented awards to the following residents:

Mr. & Mrs. Johannes Piigert, 44 Tuxworth Road
 Budd and Pansy Walker, 360 Whittington Drive
 Bob and Lucille Billett, 211 West Ridgeway Road
 Jacquie and Dick Chalfin, 6300 Millbank Drive
 Paul and Frances Dabbelt, 140 Cloverwood Drive
 Thurman and Esther Mattingly, 410 Clareridge Lane
 VirDel and James Parrish, 204 North Village Drive
 Mrs. J. Rowland Wells, 284 Maple Avenue

and non-residents:

Trey, Brooks and Greg Gerlinger, 450 North Main Street
 Routsong Funeral Home, 81 North Main Street
 Dan J. Dreyer, 58-60 North Main Street

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Mayor Green complimented the recipients for their outstanding contribution to our Community.

Mr. Kenning introduced Mr. Marty Evers and Joy McGowan who reviewed for Council "Health Skills for Parents" a health education program being formulated in the Centerville area. The program should begin during the month of January, 1979.

Mrs. McLaughlin advised that a letter of resignation has been received from City Beautiful Commission Member John Cornell.

Mayor Green briefed Council on the Civic Leader Tour he took representing the City of Centerville. This trip was sponsored by the Wright Patterson Air Force Base for officials from Montgomery County. This should create better working relationships between officials in Montgomery County and personnel at WPAFB.

Mr. Kenning reported the following during his City Manager's Report: Deputy Mayor Russell Sweetman has been appointed as a Member of the Committee on Public Safety for the National League of Cities.

Cable TV Council Meeting is scheduled for Wednesday, November 22, 1978 to begin at 3:00 P.M. at the Moraine Municipal Building.

The Service Department is ready for the anticipated winter months.

The proposed budget program for 1979 was briefly reviewed. The budget as prepared attempts to meet the needs and concerns of residents of Centerville. Mr. Kenning reviewed percentages relating to receipts and expenditures for basic services. The budget does not include any increase in property tax or income tax but does propose a \$.50 monthly increase in waste collection. Mr. Stubbs invited input from residents as Council reviews the proposed budget for 1979.

CARRIAGE SQUARE SECTION FOUR

Mr. Kenning reviewed Planning Commission's motion to approve the Record Plan for Carriage Square, Section Four, subject to a letter from the Developer stating that they would not oppose an assessment project for the improvement of Bigger Road. This action was taken during their November 14, 1978 Meeting. Mr. Schwab explained the Record Plan and located the subject property on a map, being located at the southwest corner of Bigger Road and Hewitt Road. The Plan consists of 5.85 acres of land, zoned Entrance Corridor, planned are 32 condominium units, one additional curb cut off Bigger Road and an additional 12 foot lane will be provided along Bigger Road from the north drive into the project to the new curb cut. The Record Plan includes no public streets and is the last section of the entire development to be constructed. Right turns and left turns into the project will be permitted but left turns out will be prohibited. Mr. Kenning reviewed the recommendation of the City Engineer that the Record Plan be approved, subject to the receipt of a Performance Bond in the amount of \$3,000.00, a Sub-dividers Agreement and an Inspection Fee of \$60.30. The Developer has agreed not to oppose an assessment project for the improvement of Bigger Road in the future. Discussion followed concerning traffic control out of the property; Mr. Sweetman pursued the construction of a barrier to provide this control. Mr. Robert Archdeacon, from the Ralph L. Woolpert Company and representing the Developer, agreed to the construction of a barrier as designed by the City Engineer. Mr. Stone moved that the Record Plan for Carriage Square, Section Four, be approved subject to the construction of a barrier to control traffic out of the project as designed by the City Engineer, and subject to the receipt of a Performance Bond in the amount of \$3,000.00, a Sub-dividers Agreement and in Inspection Fee of \$60.30. Mr. Sweetman seconded the motion.

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A roll call vote resulted in five ayes in favor of the motion; Mr. Siler abstained.

CENTERVILLE PLACE

Mr. Kenning read the following action taken by the Planning Commission during their Meeting on November 14, 1978 concerning amendments to the Site Plan for Centerville Place:

The ramp/stair site plan amendment was unanimously approved subject to the ramp section not exceeding a slope of one foot of rise per 12 feet of run.

The site plan amendment of the south building elevation was unanimously approved allowing the option of providing store fronts on that elevation with final drawings of the constructed configuration to be provided when the store space is leased.

Mr. Schwab reviewed the changes proposed by the Beerman Realty Company. Originally all stores fronted onto State Route 48, the proposal is the option to front stores at the southern elevation to the south. The second proposal is to change the ramping and staircase planned between the new development and the present Elder Beerman Store, this is a minor landscape and stairway change. Mr. Stone moved that the amendments to the Site Plan for Centerville Place as proposed by the Beerman Realty Company be approved. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

FAMOUS CHICKEN RECIPE

Mr. Robert Perkins, Chairman of the Board of Architectural Review, reviewed for Council reasons why the Board denied the application of the Blommel Sign Company to erect a sign for Famous Chicken Recipe located on the east side of North Main Street in the Architectural Preservation District. The application was denied on the basis of it being an internally illuminated sign, the type of sign the Board does not believe is in keeping with the architecture which the City is striving to accomplish for the center part of the City. In consideration of internally illuminated signs, the BAR believes it necessary to uphold the AP District Ordinance and not grant any variances. Mr. Perkins complimented Famous Chicken Recipe for their attractive building and landscaping. Mayor Green suggested that perhaps the present sign should be changed to be made more visible to motorists but that it not be internally lighted. Mr. Sweetman moved that the appeal filed by Blommel Sign Company in behalf of Famous Chicken Recipe for an internally illuminated plastic free-standing sign at 278 North Main Street, be denied. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. Stone suggested that a letter be sent to Famous Chicken Recipe complimenting them for their present building and landscaping and explaining to them the fact that the City opposes the sign on the basis of it being internally illuminated.

RESOLUTION NUMBER 68-78 FOUR DUMP TRUCKS

Mr. Kenning reviewed proposed Resolution Number 68-78, which requires the Director of Finance to certify that the life of the equipment will outlast the life of the note, this concerns the purchase of four dump trucks in 1977, renewal of bonds and notes for same. Mr. Sweetman sponsored Resolution Number 68-78, Resolution Requesting Fiscal Officer To Certify Maximum Maturity Of Bonds And Notes, and moved that it be passed. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 57-78 FOUR DUMP TRUCKS

Mr. Kenning reviewed the reason why an Emergency Ordinance is necessary to pay for the four dump trucks purchased in 1977. An interest rate cannot

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be quoted far enough in advance for the Ordinance to be passed as a regular measure. Mr. Sweetman sponsored Ordinance Number 57-78, An Ordinance Providing For The Issuance Of \$75,100 Of Notes Of The City Of Centerville, Ohio, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Cost Of Acquiring Certain Motor Vehicles, To-Wit, Four Dump Trucks With Related Seasonal Accessories, And Declaring An Emergency, and moved that it be passed. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 58-78 PERSONNEL APPEALS BOARD

Mr. Singer moved that Ordinance Number 58-78, An Ordinance Appointing Richard Rice To The Personnel Appeals Board For The City Of Centerville, Ohio, And Establishing A Term Of Office, be set for Public Hearing on December 4, 1978. Mr. Siler seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 59-78 ARTS COMMISSION

Mr. Sweetman moved that Ordinance Number 59-78, An Ordinance Appointing John J. Pfetzing To The Arts Commission For The City Of Centerville, Ohio, And Establishing A Term Of Office, be set for Public Hearing on December 4, 1978. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 69-78 APPRECIATION

Mr. Stubbs sponsored Resolution Number 69-78, A Resolution Of Appreciation To The Members Of The Committee For Property Investment Protection, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. Stubbs expressed his thanks to all who supported the passage of the two bond issues before the electorate on November 7, 1978.

RESOLUTION NUMBER 70-78 APPRECIATION

Mr. Singer sponsored Resolution Number 70-78, Resolution Of Appreciation, to Voss Chevrolet, and moved that it be passed. Mr. Sweetman seconded the motion. This Resolution expresses appreciation to Voss Chevrolet for their unique and ongoing series high-lighting "warm and cheerful Centerville". A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 71-78 YOUTH COUNSELING SERVICES

Mr. Sweetman sponsored Resolution Number 71-78, A Resolution Of Intent To Approve An Affiliation Of The Youth Counseling Services Of South Montgomery County With The South Community Mental Health Center, And To Approve The Establishment Of A Human Services Project, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 72-78 EASEMENT

Mr. Stone sponsored Resolution Number 72-78, A Resolution Authorizing And Directing The City Manager To Act On Behalf Of The City Of Centerville To Grant An Easement For Installation Of Electric Distribution Lines To The Dayton Power And Light Company, Said Easement To Be Forty (40) Feet In Length And Ten (10) Feet Wide Across The Property Described In Microfiche Number 74-136-B09 (Deed Records Of Montgomery County, Ohio), 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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RESOLUTION NUMBER 73-78 HOUSING AND COMMUNITY DEVELOPMENT ACT

Mr. Siler sponsored Resolution Number 73-78, A Resolution Authorizing And Directing The City Manager To Enter Into An Agreement With The Board Of County Commissioners Of Montgomery County, Ohio Concerning The Participation Of The City Of Centerville With Montgomery County, Ohio In Projects Under The Housing And Community Development Act Of 1974, and moved that it be passed. Mr. Singer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 74-78 AGREEMENT WITH HEALTH DISTRICT

Mr. Singer sponsored Resolution Number 74-78, A Resolution Authorizing And Directing The City Of Centerville To Enter Into An Agreement With The Montgomery County Combined General Health District Concerning Establishment Of A Rehabilitation Program For The Prevention Of Alcoholism And For The Treatment And Rehabilitation Of Alcoholics And Providing For The Payment Of Fees, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

MVRPC REPRESENTATIVE FOR 1979

Mr. Stubbs moved that Councilwoman Nora Lake be appointed as Centerville's Representative to the Miami Valley Regional Planning Commission for the year 1979. Mr. Siler 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 A. Ghee

Attest:

Marilyn J. Medaugh
Clerk of the Council