

Held June 6,

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The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, June 6, 1977 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Garfield Judkins from the First Baptist Church and the Pledge of Allegiance to the Flag with Mayor Victor Green presiding. Councilmembers and City Staff present were as follows:

Deputy Mayor J. V. Stone

Councilmembers Russell Sweetman

Ralph Spencer

Leonard Stubbs

Clerk of Council Marilyn McLaughlin

City Manager Darryl Kenning

Assistant City Manager John Levermann

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 Ralph Spencer was absent from the Meeting held May 16, 1977 due to being detained at his place of employment. Mr. Stone moved that Councilman Ralph Spencer be excused from the Council Meeting held May 16, 1977. Mr. Sweetman seconded the motion. A roll call vote resulted in four ayes in favor of the motion; Mr. Spencer abstained.

Mayor Green announced that Councilman Charles McQueeney was out of town on business, thus his absence at this Meeting. Mr. Spencer moved that Councilman Charles McQueeney be excused from this Meeting. Mr. Sweetman seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

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

Council Meeting:

May 16, 1977.

Council Work Session Meetings:

May 23, 1977.

May 25, 1977.

June 2, 1977.

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

The Oath of Office was administered to Board of Architectural Review Member Garfield Judkins.

Mr. Kenning reported the following during his City Manager's Report:
The CETA program has been extended through 1978 by which Centerville has two employees.

The Grant for the Juvenile Officer program has been extended until January 1978.

Mayor Green suggested that the Three Mile Jurisdiction again be discussed during the next Council Work Session Meeting.

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STANDARD OIL COMPANY

Mr. Elmer Tate, Chairman of the Planning Commission, reported on their Meeting held May 31, 1977. Mr. Reynolds reviewed the Preliminary Plan for Standard Oil Company; property located on the west side of Wilmington Pike, south of proposed I-675. The Plan consists of 3.8 acres of land, zoned B-2. Mr. Reynolds reviewed the fact that the alignment of Olympic Drive as proposed and shown on the Plan does not conform to the report of the Wilmington Pike Task Force. The preliminary lot layout only was approved by the Planning Commission by a 3-2 vote, with one abstention. The location of Olympic Drive onto Wilmington Pike has been a concern of the Planning Commission and City Staff. The Task Force will meet Thursday at which time this matter could be further reviewed. City Staff, the Transportation Coordinating Committee and the Developer will meet to resolve the location of Olympic Drive in consideration of the curb cut into the Church property located on the east side of Wilmington Pike. Mr. Sweetman and Mr. Spencer encouraged tabling this matter until the Wilmington Pike Task Force has the opportunity to study and review the proposal. Mr. Sweetman moved that the Preliminary Plan for Standard Oil Company be tabled until further review and more information has been received concerning the location of Olympic Drive. Mr. Stone seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

CENTERVILLE STATION

Mr. Reynolds reviewed the Preliminary Plan for Centerville Station; approximately 6 acres of land, 5 office service lots, one multi-family lot; located north of Centerville Station Road, east of Clio Road. Present zone classification is OS and a small portion multi-family. Lot splits conform to Centerville zoning regulations. The Planning Commission unanimously recommended approval of this Plan. Mr. Sweetman moved that the Preliminary Plan for Centerville Station be approved as submitted. Mr. Stone seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

ROSE ESTATES SECTION TWELVE

Mr. Reynolds reviewed the Record Plan for Rose Estates, Section Twelve. The Plan consists of 12.2 acres of land, 22 lots, zoned R-1. The Record Plan as submitted conforms to the Preliminary Plan previously submitted and approved. The Planning Commission unanimously recommended approval of this Plan subject to sidewalk on both sides of Rose Arbor Drive, one side of Red Barn Trail and no sidewalk in the cul-de-sac. Mr. Sweetman expressed his displeasure with the sidewalks required, he believes sidewalks should be required on both sides of all streets. Mr. Schab reviewed the fact that the sidewalk on one side of Red Barn Trail corresponds with the requirement for Red Barn Trail in previous Record Plan approvals. Mr. Sweetman moved that the Record Plan for Rose Estates, Section Twelve be approved as submitted, with sidewalk on both sides of Country Squire Court as well as Rose Arbor Drive and subject to the receipt of a Performance Bond in the amount of \$74,000.00 and a Subdividers Agreement. The Inspection Fee has been previously paid. Mr. Spencer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Councilwoman Nora Lake entered the Meeting at this time.

Mr. Sweetman brought attention to the need for maintenance of the ditch in Rose Estates. Mr. Kenning advised that this is private property, the ditch is the responsibility of the property owners. Mr. Sweetman suggested that a reminder be sent to property owners of their responsibility concerning the ditch.

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Upon question of Mr. Sweetman, Mr. Reynolds advised that sidewalk will be required on both sides of the streets in Polo Club Estates, Section One.

CENTERVILLE SQUARE

Mr. Reynolds reviewed the temporary delay requested and approved by the Planning Commission for the widening of State Route 48 along the Centerville Square Development. The Developer requested this delay until Winters Bank is completed or when the City puts in their part of the widening of State Route 48, whichever comes first.

Mr. Charles Rush, 534 Duberry Place, expressed his concern with potential water usage in future years in the City of Centerville as land is developed. Mr. Farquhar explained the fact that the County is the only entity which can put a moratorium on construction. Mayor Green assured Mr. Rush that the City will do whatever possible to ease a potential water shortage. He will propose to the County Commissioners that an additional storage tank be located in the City of Centerville.

TAX BUDGET 1978

Mr. Sweetman moved that the Tax Budget for 1978 to be submitted to the Montgomery County Budget Commission for the City of Centerville be set for Public Hearing on June 20, 1977. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 25-77 WASTE COLLECTION

Mr. Sweetman sponsored Ordinance Number 25-77, An Ordinance Providing For The Issuance Of \$42,000 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. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 26-77 TRAFFIC REGULATIONS

Mr. Stone moved that Ordinance Number 26-77, An Ordinance Authorizing The City Manager To Establish And Enforce Fire Lanes On Public And Private Property Within The City Of Centerville, be set for Public Hearing on June 20, 1977. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 27-77 BUILDING CODE

Mrs. Lake moved that Ordinance Number 27-77, An Ordinance Amending Ordinance Number 52-75 And Amending The Unified Building Code For Montgomery County And The Ohio Building Code As They Relate To Energy Conservation, be set for Public Hearing on June 20, 1977. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 21-77 ANNUAL REPORT CALENDAR

Mr. Kenning reviewed the following three bids received for the printing of the Annual Report Calendars for 1977-78:

Drury Printing	\$4,725.00
Printing Service Company	4,823.00
Brown-Kroger	4,990.00

Based upon a review of the equipment, quality of work and cost, Mr. Kenning recommended the acceptance of the low bid submitted by Drury Printing. Funds have been budgeted in account number 106-247. Mr. Sweetman sponsored Resolution Number 21-77, A Resolution Accepting The Bid Of Drury Printing To Supply 6,500 Annual Report Calendars And 6,500 Envelopes To The City Of Centerville And To Authorize The City Manager To Enter Into A Contract

DIVISION LEGAL PLANS CO. 18134

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In Connection Therewith, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 28-77 ARTS COMMISSION

Mr. Sweetman moved that Ordinance Number 28-77, An Ordinance To Appoint Barbara Hohman To The Arts Commission Of The City Of Centerville, Ohio And Establishing A Term Of Office, be set for Public Hearing on June 20, 1977. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 22-77 PERSONNEL

Mr. Sweetman sponsored Resolution Number 22-77, A Resolution Designating Frances Hoying As Acting Clerk Of Council In The Place Of Marilyn McLaughlin During The Absence Of Said Marilyn McLaughlin From The City, and moved that it be passed. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Upon question of Mr. Stubbs, Mr. Dunathan advised that activity at the Youth Center is progressing well.

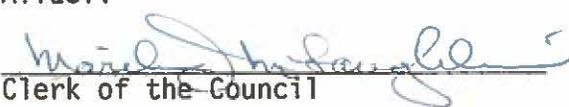
Mr. Kenning reported that the Disaster Warning Plan is being revised to include the disaster plan prepared nationally, it will then again proceed through the review process.

There being no further business, the Meeting was adjourned.

Approved: 

Mayor

ATTEST:


Clerk of the Council