

Held December 5,

1977

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, December 5, 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 Bill Arnold from the Centerville United Methodist 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 Nora Lake

Russell Sweetman

Leonard Stubbs

James Singer

Clerk of Council Marilyn McLaughlin

City Manager Darryl Kenning

Assistant City Manager John Levermann

Service Director Richard Bishop

City Engineer Karl Schab

City Planner Garth Reynolds

Chief of Police William Randolph

Municipal Attorney Robert Farquhar

Director of Parks and Recreation John Dunathan

Mayor Green advised that Councilman Ralph Spencer had a previous commitment, thus his absence from this Meeting. Mr. Sweetman moved that Mr. Spencer be excused from this Meeting. Mrs. Lake 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 21, 1977.

Council Work Session Meetings:

November 21, 1977.

November 28, 1977.

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.

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

1040 fire hydrants have been inspected, of which 16 are not operable:

8 of these hydrants belong to the County Sanitary Department and 8 belong to Contractors, located in new plats.

The November Building Inspector's Report was briefly reviewed.

The Ambridge Road/Rolling Oak Drive Improvement is ready to proceed, weather permitting.

Upon question of Mr. Stubbs, Mr. Schab advised that the first layer of asphalt should be applied to Maple Avenue before Christmas, the final course being put in place Spring 1978. Mr. Stubbs pointed out the need for additional through streets in the area of the Maple Avenue Improvement.

As questioned by Mr. Sweetman, Fire Chief Randall Staley explained how, if a fire occurs, the Fire Dispatcher can inform firemen which fire hydrants are not operable in the particular area.

CARRIAGE TRACE CONDOMINIUM NUMBER 9

Mr. Reynolds reviewed the Planning Commission Meeting held November 29, 1977. The Commission approved the Preliminary Plan for Carriage Trace Condominium Number 9 and recommended to Council that it be set for Public Hearing. The Plan includes 27 condominium units on approximately 4.6 acres

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of land located on the southwest corner of Bigger Road and Hewitt Road in the City of Centerville. The present zoning classification is Entrance Corridor. Mr. Sweetman moved that the Preliminary Plan for Carriage Trace Condominium Number 9 be set for Public Hearing on January 5, 1978. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Sweetman made reference to the letter received by the Planning Commission from Tri City Engineering concerning sidewalk requirements in the Walnut Grove Development in Washington Township. He brought attention to the fact that Council has set a sidewalk policy and said policy should be followed.

Mr. Sweetman also indicated concern with the open ditch proposed to be included on the Preliminary Plan for Red Coach Woods, a development now being considered by the Planning Commission.

Mr. Sweetman briefed Council on the Cable TV Meeting held November 22, 1977. Installation of Cable Television is progressing.

CONSTRUCTION MANAGERS OF OHIO

The Public Hearing was held concerning the Appeal filed by Construction Managers of Ohio to permit an asphalt approach instead of the required concrete approach for the property located at 1751 and 1701 Thomas Paine Parkway. The Planning Commission unanimously denied this Variance Request during their Meeting on October 25, 1977.

Mr. Kenning explained the fact that this is a request for variance from the requirements of the Subdivision Regulations for the City of Centerville, contained in "Centerville Standards for Street Construction".

Mr. Mark Metzger, Project Manager for Construction Managers of Ohio, reviewed their Appeal. He pointed out the fact that the approaches were built according to an approved set of drawings which the City has on file; the regulations requiring concrete approaches are included in the Centerville Standards for Street Construction, they are not building a street; and the fact that they acted in good faith in making all corrections and changes as required on the approved drawings, concrete approaches were missed by them but also by the City until they were completely in place.

Mr. Reynolds reviewed the subject Plot Plan which includes 4 approaches serving two buildings. The Plan contains the word "asphalt" but was intended to refer to only the parking lot. Mr. Schab emphasized the fact that all Contractors should be familiar with specifications in the Municipality where they are building. Discussion followed concerning the approved set of drawings. Mrs. Lake moved to table this matter until the approved drawings can be viewed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Upon presentation of the approved drawings, Mr. Stone moved that this matter be removed from the table. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion. It was noted that two Plans had been submitted, one for each building and each including two approaches. On one Plan, the word "asphalt" was printed in the area of the approach, thus causing the confusion.

Mr. Schab explained how many items may not be specified on a Plot Plan, but that it must conform to City Specifications. Mr. Farquhar pointed out the fact that Ordinances are public record and Contractors working in the area should be aware of requirements, the City Administration does not have the right to grant variations.

Mr. Stubbs moved that the Variance be granted to Construction Managers of Ohio to allow asphalt approaches instead of concrete approaches in all four locations. Mr. Singer seconded the motion. A roll call vote resulted in three ayes in favor of the motion; Mrs. Lake and Mr. Sweetman voted no and

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Mayor Green abstained. Mrs. Lake pointed out the fact that only one of the two Plans indicated the word "asphalt" in the area for the approach. Mr. Sweetman agreed with Mr. Farquhar's earlier comment.

ORDINANCE NUMBER 52-77 SISTER CITY COMMITTEE

The Public Hearing was held concerning Ordinance Number 52-77. Mrs. Lake sponsored Ordinance Number 52-77, An Ordinance To Appoint Ernest Vines To The Sister City Committee Of The City Of Centerville, Ohio, And Establishing A Term Of Office, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Stubbs reviewed the Waste Collection program agreed to by the majority of Council during the Finance Committee Meeting held Saturday, December 3, 1977. He then explained a new proposal to: 1. increase fee to \$5.00 per month beginning January 1, 1978; 2. April 1, 1978 provide optional house-line service at \$9.00 per month, no service charge for special pick-up; 3. institute service charge for curbside service pick-up April 1, 1978. He estimated that 25% of the users would pay \$9.00 per month for house-line service. The benefits to this program would be to offer an option to customers and to convert to curbside service during more appropriate weather conditions. Mr. Stubbs asked Council to consider replacing the first proposal with his proposal. Discussion followed concerning his estimate of 25% of the users paying \$9.00 for house line pick-up, others projected a less percent. Mr. Stubbs moved that his proposal be submitted for the proposal informally adopted by Council on Saturday, December 3, 1977. Mr. Singer seconded the motion. A roll call vote resulted in four nays against the motion; Mr. Stubbs and Mr. Singer voted yes.

ORDINANCE NUMBER 54-77 SISTER CITY COMMITTEE

Mr. Singer moved that Ordinance Number 54-77, An Ordinance To Appoint Suzanne T. Roach To The Sister City Committee Of The City Of Centerville, Ohio And Establishing A Term Of Office, be set for Public Hearing on December 19, 1977. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 55-77 BOARD OF TAX APPEALS

Mr. Sweetman moved that Ordinance Number 55-77, An Ordinance Appointing Robert Hensley And Stephen Mikula To A Term Of One Year Each On The Centerville Board Of Tax Appeals, be set for Public Hearing on December 19, 1977. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 58-77 HOUSING AND COMMUNITY DEVELOPMENT FUNDS 1978

Mr. Kenning reviewed a proposed Resolution to authorize an Agreement with the Montgomery County Commissioners for Housing and Community Development Funds for the year 1978. Mr. Stubbs sponsored Resolution Number 58-77, 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. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mayor Green announced the Joint Meeting to be held between the City of Centerville and Washington Township on Wednesday, December 7, 1977 to begin at 7:30 P.M. at the South Suburban Annex Building.

Mayor Green advised that the first Council Meeting in January, 1978 will be held Thursday, January 5.

RECORD OF PROCEEDINGS

Minutes of

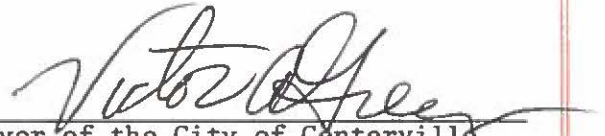
Meeting

OPTIONAL FORM NO. 101-11

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There being no further business, the Meeting was adjourned.

Approved


Mayor of the City of Centerville,
Ohio

Attest:


Clerk of the Council