

Held May 3, _____ 19 76

CENTERVILLE CITY COUNCIL
REGULAR MEETING
MAY 3, 1976

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, May 3, 1976 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with an Invocation given by Reverend Max Sellars from the Centerville United Methodist Church and the Pledge of Allegiance to the Flag with Mayor Victor Green presiding. Council Members and City Staff present were as follows:

Deputy Mayor J. V. Stone
Council Members Nora Lake
Ralph Spencer
Russell Sweetman
Leonard Stubbs
Clerk of Council Marilyn McLaughlin
City Manager Darryl Kenning
City Planner Garth Reynolds
Service Director Richard Bishop
City Engineer Karl Schab
Director of Parks and Recreation John Dunathan
Director of Finance William Bettcher
Municipal Attorney Robert Farquhar
Administrative Assistant John Levermann

Mayor Green announced that Councilman Charles McQueeney is out of town on business, thus he absence from this Meeting. Mr. Sweetman moved that Councilman Charles McQueeney be excused from this Meeting. Mr. Spencer 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:

Regular Council Meeting
April 19, 1976
Council Work Session Meetings
April 19, 1976
April 26, 1976

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

Mayor Green administered the Oath of Office to Sister City Committee Member Philip Marriott.

Carol Leighty, Chairman and representing the Arts Commission introduced Mr. Paul Zidek who, in turn, presented to the City a picture of "The Hatfield House" in behalf of the Centerville Arts Commission. Mrs. Leighty also presented to the City a picture of the locks in Lockington, Ohio purchased by Councilman Ralph Spencer in behalf of the Centerville Arts Commission. Mayor Green complimented the Arts Commission on their current Area Artist Series.

Mrs. McLaughlin reported that a Notice of Intent to appeal a decision of the Board of Architectural Review has been received from Carter Associated Enterprises, Inc. concerning a proposed sign for 3 North Main Street.

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Mayor Green outlined correspondence received from Judge Jack Burger, Kettering Municipal Court, concerning a contract for services with the Montgomery County Public Defender Commission. They have requested \$1,000.00 for services in approximately ten to fifteen cases through December 31, 1976. Mr. Farquhar advised that Council could, at this Meeting, authorize the subject Contract and ratify this action by Resolution during the next Council Meeting. He explained the need for immediate action and recommended this course of action. Mr. Stone moved that the City Manager be authorized to execute a Contract with the Public Defender Commission on behalf of the City of Centerville. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mayor Green issued the following Proclamations:

Clean-up time in Centerville - week of May 15, 1976 to May 22, 1976.

Disaster Education Week - week of May 3, 1976.

Municipal Clerk's Week - May 10, 1976 to May 14, 1976.

Mayor Green announced the Mayors and Managers Association Meeting to be held Wednesday, May 12, 1976 at Anticoli's. A presentation will be given by Asher Bogin, Chairman of RTA. Mayor Green invited interested persons to join him in attendance.

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

The Service Department's activity report was reviewed, discussion followed concerning street sweeping and waste collection.

Another funded paint striping program on City streets will be underway soon in the City of Centerville.

Mr. Kenning reviewed a new service being offered by the Police Department: personal contact with residents concerning security devices.

Mr. Elmer Tate, Chairman and representing the Planning Commission reviewed their Meeting held April 27, 1976. A special Work Session has been scheduled for the Commission to consider the Preliminary Plan for Black Oak Forest; several problems must be solved before acceptance.

ROSE ESTATES SECTION ELEVEN

Mr. Tate reviewed Planning Commission's unanimous approval of the Record Plan for Rose Estates, Section Eleven. The Planning Commission waived the sidewalk requirement on the cul-de-sac; sidewalk will be provided on both sides of Pawnee Pass and on the east side of Redbarn Trail. Mr. Sweetman moved that the Record Plan for Rose Estates, Section Eleven be approved, subject to the receipt of a Performance Bond in the amount of \$58,500.00, a Subdividers Agreement and an Inspection Fee of \$278.60. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

WOODS MEDICAL BUILDING

Mr. Tate reviewed the Site Plan for Woods Medical Building to be located on the north side of Loop Road. The Planning Commission approved this Plan contingent upon the City Engineer's approval of the drainage plan. Mr. Reynolds located the subject property as being approximately 1050 feet east of North Main Street on the north side of Loop Road. One access is planned onto the property. The northern half of the property will be seeded, parking and structure will occupy the southern half. Drainage of the land was a concern of the Planning Commission. Mr. Schab reviewed a drainage plan which he believes to be the best of the alternatives considered. Mr. Sweetman would like to see the total development of this land, he fears additional problems when the northern half of this land is developed if the project is not properly drained at this time.

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Mr. Kenning recommended concurrence with Planning Commission's recommendation concerning this Site Plan. Mr. Stone moved that the Site Plan for Woods Medical Building be approved in accordance with Planning Commission's recommendation. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

STATE FARM INSURANCE SERVICE CENTER

The Public Hearing was held concerning the Conditional Use Request filed by the State Farm Mutual Automobile Insurance Company for the property at the northeast corner of Zengel Drive and North Main Street. Requested is the erection of an office building in R-3 zoned district. This is an amendment to a previously approved Conditional Use for the same purpose upon the same land, the Site Plan has been changed. Mr. Reynolds located the subject property on a map and reviewed zoning of adjacent land and land uses. One access will be provided onto the property from Zengel Drive. Sidewalk along the east side of State Route 48 meets with the Thoroughfare Plan for the City of Centerville. Mr. Reynolds reviewed the landscaping to be provided to divide this use from the residential uses and along State Route 48. Discussion followed concerning the appearance of the building: east and west elevations are essentially the same; the building has been so designed to provide for drive-in service and to locate parking in the rear of the property. Mr. Stone moved that this Conditional Use filed by State Farm Mutual Automobile Insurance Company be approved to include a five foot high hedge which will prevent car lights from passing through to the residential property to the east. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 28-76 CITY BEAUTIFUL

The Public Hearing was held concerning Ordinance Number 28-76. Mr. Spencer sponsored Ordinance Number 28-76, An Ordinance Appointing Carol M. Farquhar And Charles S. White To The City Beautiful Commission Of The City Of Centerville And Establishing Terms 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.

ORDINANCE NUMBER 29-76 PLANNING COMMISSION

The Public Hearing was held concerning Ordinance Number 29-76. Mr. Sweetman sponsored Ordinance Number 29-76, An Ordinance Appointing Michael V. Thill To The City Planning Commission Of The City Of Centerville And Establishing A Term Of Office, 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 30-76 TRAFFIC CONTROL

The Public Hearing was held concerning Ordinance Number 30-76. The proposed Ordinance was reviewed by the City Manager, it establishes a speed limit of 25 miles per hour on northbound State Route 48 between Franklin Street and Ridgeway Road and 35 miles per hour on said northbound State Route 48 between Ridgeway Road and Alexandersville-Bellbrook Road. Mr. Stubbs sponsored Ordinance Number 30-76, An Ordinance To Establish Prima Facie Lawful Speed Limits On Northbound State Route 48 In The City Of Centerville, Ohio, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mayor Green announced an Annual Luncheon Meeting to be held on Thursday, May 20, 1976 at 12:00 noon in the Grand Ballroom of the Biltmore Towers Hotel; program for the Meeting will be speaker James H. Blair, Assistant Secretary - U.S. Department of Housing and Urban Development.

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Mr. Blair will speak on "The Business of Fair Housing and Equal Opportunity." The Meeting has been arranged through the cooperation of the Dayton Area Board of Realtors, the Dayton Association of Real Estate Brokers and the Human Relations Council for the City of Dayton.

ORDINANCE NUMBER 31-76 WASTE COLLECTION

Mr. Spencer moved that Ordinance Number 31-76, An Ordinance Providing For The Issuance Of \$56,000 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, be set for Public Hearing on May 17, 1976. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 20-76 WASTE COLLECTION

Mr. Kenning reviewed the bids received from five firms for the purchase of one refuse packer by the City of Centerville; bids ranged from \$45,987.00 to \$31,473.38 depending upon body and chassis type. Mr. Kenning recommended that Council accept the bid of Bode-Finn Company for a Dempster, Peter-Bilt in the amount of \$40,479.00. Mr. Sweetman sponsored Resolution Number 20-76, A Resolution Accepting The Bid Of Bode Finn Company To Supply One Refuse Packer To The City Of Centerville And To Authorize The City Manager To Enter Into A Contract In Connection Therewith, and moved that it be passed. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 32-76 PLANNING COMMISSION

Mr. Stone moved that Ordinance Number 32-76, An Ordinance Appointing Dennis Donnellan and Elmer Tate To The City Planning Commission Of The City Of Centerville And Establishing Terms Of Office, be set for Public Hearing on May 17, 1976. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Upon question of Mr. Stubbs, Mr. Kenning advised that it would cost the City approximately \$550.00 to deliver on door knobs the City's recent Newsletter to Washington Township residents. Mr. Farquhar advised that this would be a legal expenditure. Mr. Stubbs moved that the Council request the City Manager to have delivered to Washington Township residential households a copy of the last Newsletter printed, as soon as possible. Mr. Sweetman seconded the motion. Discussion followed concerning the most appropriate time to begin this distribution. A roll call vote resulted in five ayes in favor of the motion; Mrs. Lake voted no.

Mr. John Spoor, Chairman of the Sister City Committee appeared to solicit funds for the Sister City Committee. He would like to attend the Sister City National Conference to be held in Mobile, Alabama this August. Mr. Stone suggested that this matter be discussed during the next Council Work Session. Mr. Stubbs would like to see an outline of other budget needs the Committee will have through 1976.

There being no further business, the Meeting was adjourned.

Approved: Victor A. Green
Mayor

ATTEST: Marilyn H. Slaughter
Clerk of the Council

RECORD OF PROCEEDINGS

Minutes of

Meeting

Johnson-Watson • Dayton Blank Book—D-2585

Held _____

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