

RECORD OF PROCEEDINGS

9

Minutes of

REGULAR

Meeting

Held June 21, 1976

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CENTERVILLE CITY COUNCIL REGULAR MEETING JUNE 21, 1976

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Regular Session on Monday, June 21, 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 Philip Dougan from the Franklin Street Baptist Church and the Pledge of Allegiance to the Flag with Mayor Victor Green presiding. Council Members and City Staff present were as follows:

Council Members Russell Sweetman
Leonard Stubbs
Charles McQueeney
Nora Lake
Ralph Spencer
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
Chief of Police William Randolph
Municipal Attorney Robert Farquhar
Administrative Assistant John Levermann

Mayor Green advised that Deputy Mayor J. V. Stone is out of the Country on vacation, thus his absence at this Meeting. Mr. McQueeney moved that Deputy Mayor J. V. 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:

Regular Meeting
June 7, 1976
Council Work Session Meetings
June 7, 1976
June 14, 1976

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

The Oath of Office was administered to Planning Commission Member Dennis Donnellan by Mayor Green.

Mrs. McLaughlin read a letter of resignation received from Arts Commission Member Ronald Browne.

Mr. Kenning reported the following during his City Manager's Report: Revisions to the Zoning Ordinance are progressing well. Amendments to R-1, R-2, R-3, PUD, B-1, B-2 and A-P Districts have been considered by the Planning Commission.

Amendments to the Subdivision Regulations will be reviewed by Staff Members during the month of July.

A new base map for the City of Centerville will be completed before the end of June, a revised zoning map will be completed in early August.

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The North Main Street study being prepared by T.C.C. will be completed during the first week of July.

Thoroughfare Plan revision will begin during the next two weeks.

The City is cooperating in the Intern Program with Wright State University, interns are being used in the Department of Planning.

The resurfacing project for State Route 725 has been let. A Pre-construction Meeting will be held soon. The berm will be upgraded before asphalt is applied.

The Summer Recreation Program has begun. Attendance has increased over last year's figures.

The City has received the 1974 motor vehicle registration count; an increase of 1361 additional vehicles over 1973 is evidenced. This constitutes additional revenue in the approximate amount of \$5,000.00.

Mr. Kenning briefly reviewed the Police Activity Report for the month of May, 1976.

Mayor Green suggested that the question of a Housing Code for the City of Centerville be discussed in a Joint Meeting with the Planning Commission on Monday, June 28, 1976. Mr. Sweetman would like to receive input concerning this matter from Citizens living in the Community. Mr. Stubbs would like to hear the need for such from the City Staff and Citizens. Mrs. Lake pointed out the fact that the Joint Meeting and the proposed document are public.

Upon question of Mr. Stubbs, Mr. Kenning reported that the 1976-77 Annual Report Calendar is progressing on schedule, preliminary sketches have been received from the Contractor. Distribution of the Calendar will be coordinated with the Centerville Band Boosters.

As questioned by Mayor Green, Mr. Kenning advised that Mr. Farquhar is reviewing the State Law concerning designated smoking areas in public places.

CARRIAGE TRACE PRELIMINARY PLAN

Mr. Elmer Tate, Chairman of the Planning Commission, reviewed their Meeting held June 8, 1976. He reviewed Planning Commission's approval of a Revised Preliminary Plan for Carriage Trace Condominiums. Mr. Reynolds located the subject property on a map and outlined the proposed revisions. Proposed is a reduction in the amount of units by 24 and a change in the street layout. The property is located along the west side of Bigger Road south of Hewitt Road. Mrs. Lake expressed concern with the long cul-de-sac included in the revision, she requested comments concerning this from the Fire Department. Mr. Sweetman moved that this matter be tabled until the Safety Department of the City of Centerville looks at the proposal and offers their comments. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mayor Green advised that this matter will be considered by Council during a Special Council Meeting to be held on June 28, 1976 provided necessary information is obtained.

Mr. Charles Harmon, 531 Willownurst Street, appeared before Council concerning the possibility of an unauthorized business being operated in a residential district in the City. Mr. Kenning advised that this matter is being reviewed by the City Staff, it will be pursued vigorously with the complainant.

ORDINANCE NUMBER 36-76 WASTE COLLECTION

The Public Hearing was held concerning Ordinance Number 36-76. Mr. Spencer sponsored Ordinance Number 36-76, An Ordinance Providing For The Issuance Of \$40,479 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 moved that it be passed.

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Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 37-76 ARTS COMMISSION

The Public Hearing was held concerning Ordinance Number 37-76. Mr. Spencer sponsored Ordinance Number 37-76, An Ordinance Appointing Virginia Siler And Arthur Foland To The Arts Commission Of The City Of Centerville, Ohio 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.

CURB CUT CUSTOM TERRARIUM

Mr. Sweetman moved that the Curb Cut Request filed by Custom Terrarium, 37 East Ridgeway Road, be approved subject to the following condition: The existing curb cut shall be closed on the date of the earliest of the following events: (1) the period of one year from today, (2) the transfer of ownership of the property or (3) the widening of Maple Avenue. In the event the said existing curb cut is not closed as specified, this approval shall terminate. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

1977 BUDGET

Mr. Spencer moved that the proposed Budget for 1977 be set for Public Hearing before Council on July 12, 1976. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

ORDINANCE NUMBER 38-76 WASTE COLLECTION

Mr. Sweetman moved that Ordinance Number 38-76, An Ordinance Providing For The Issuance Of \$11,883 Of Renewal 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 July 12, 1976. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

RESOLUTION NUMBER 28-76 GASOLINE

Mr. Kenning reviewed the bid received from the Standard Oil Company for the purchase of gasoline by the City of Centerville, Standard Oil is the City's current supplier. Eleven invitations to bid were mailed, one letter of decline was received from the Texaco Company. The prices received in the one bid are in line with current costs. Mr. Kenning recommended accepting the following bid from the Standard Oil Company:

Octron	\$.3685/gal
Cetron	.3685/gal
Diesel	.3810/gal

prices are not firm

Mr. McQueeney requested that the City Manager send a short questionnaire to companies invited to bid on this gasoline to ascertain why they declined or did not submit a bid, this questionnaire be directed to their national headquarters. Mr. Stubbs sponsored Resolution Number 28-76, A Resolution Accepting The Bid Of The Standard Oil Company To Supply Gasoline And Diesel Fuel Oil 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. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Upon question of Mr. Sweetman, Mayor Green advised that he has spoken with the City of Kettering concerning support for I-675 and they are willing to assist. Mr. Baker from T.C.C. sees a need for active lobbying in the Governor's Office concerning this issue. As suggested by Mayor Green, Mr.

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Kenning will pursue a meeting between Centerville, the City of Kettering and representatives from T.C.C.

Mr. Spencer moved that all newsletters including the current issue be sent to Washington Township residents. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Sweetman reminded Council that a decision will be required soon concerning the future of the Teen Center.

There being no further business, the Meeting was adjourned.

Approved: Victor A. Green

Mayor

Attest:

Maureen D. McLaughlin
Clerk of Council