

RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

Johnson-Watson • Dayton Blank Book—D-2585

Held January 7,

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REGULAR MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, January 7, 1974 at 8:00 P.M. in the Council Chambers of the Centerville Municipal Building. The Meeting was opened with the Pledge of Allegiance to the Flag with Mayor Paul Hoy presiding. Council Members and City Staff present were as follows:

Deputy-Mayor J. V. Stone
 Councilwoman Nora Lake
 Councilmen Ralph Spencer
 Leonard Stubbs
 Clerk of Council Marilyn McLaughlin
 City Manager James Smith
 Assistant Service Director Thayer Thompson
 Assistant Municipal Attorney Robert Nugent
 City Planner Robert Winterhalter
 City Engineer Karl Schab
 Director of Finance William Bettcher
 Chief of Police William Randolph
 Supervisor of Parks and Recreation Timothy Shroyer

Mr. Stone moved that Councilman Russell Sweetman be excused from this Meeting. Mr. Spencer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. Al Mayforth, 1053 East Rahn Road, representing residents on Rahn Road appeared to bring to Council's attention a traffic problem on Rahn Road: speeding cars and dangerous curve. He reviewed damages being done to properties along Rahn Road by motorists. He asked for some relief of this problem, perhaps a guard rail at the curve and additional warning signs be erected. Mr. Smith explained the additional warning signs which will be installed on this roadway, it will be striped and the water problem corrected as soon as the weather permits. Mr. Mayforth also asked that the median strip be protected in some manner (curbing, etc.) so that residents can maintain it properly. Mayor Hoy requested that this entire area be reviewed for a solution by the City Manager. Mr. Stone again stressed the dangerous situation at the intersection of Rahn Road and Marshall Road.

Mr. Smith reviewed his City Manager's Report. His communications with the Phillips Petroleum Company and Reverend Brewer concerning the Temple Property have indicated that they are ready to negotiate a purchase price of the north east corner at Main and Franklin Street with the City of Centerville. Mayor Hoy advised that before negotiations can proceed, the 1974 Budget must be considered, this item will be discussed in the next Council Work Session.

Mr. Smith advised that he has received a verbal request for the dedication of Cemetery Drive from the Chairman of the Washington Township Trustees, a written request will be forthcoming. Mayor Hoy suggested that when the written request is received, that the City Administration prepare for Council a recommendation as to whether the street meets City Standards and also a recommendation for the change in name of Cemetery Drive.

Mr. Smith advised of his contact with Professor John Cook, University of Cincinnati, a construction engineer concerning the bulging wall and water leakage condition in the Municipal Building. A written recommendation concerning this matter will be forthcoming to Council in a few weeks. Mr. Stone was concerned with whose responsibility it is to solve the water problem. Mr. Cook's study should determine the best solution to these problems, this can then be compared with the Architect's or General Contractor's recommendation.

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Mr. Smith advised that newspapers can be collected separately from other waste materials in the City requiring no additional manpower or equipment, however, Council must determine how the newspaper will be disposed of prior to the operation of the service: either the City sell it to the mill or give it to the Recycling Center. Mr. Stubbs suggested that perhaps 50% of the paper be given to the Recycling Center. Mr. Stone suggested that someone from the Recycling Center ride with the collection truck and thus receive 100% of the paper. Mrs. Lake suggested that further research be made into the amount of money that the Recycling Center would receive vs. the City receiving along with the hauling cost to the mill. Council agreed that newspaper should be collected separately, the disposition of it must yet be determined. Mr. Stubbs wondered how Citizens will be educated to make this separation.

Mayor Hoy asked of Mr. Smith, a review of his contact with Washington Township Trustees concerning improvements to Marshall Road. Mr. Smith explained the Trustee's contact with the County Engineer's Office; the widening of Marshall Road will be undertaken this spring; after the widening project another traffic count will be taken to determine the necessity for a traffic signal at the Marshall-Rahn Road intersection. The lack of warning signs on Marshall Road was also discussed. Mr. Smith will further review this matter with the Trustees. Washington Township Trustee Russell Miller will receive for Council an accident report from the County Sheriff's Office for this intersection and will encourage the erection of warning signs on Marshall Road.

City Planner Robert Winterhalter reported on the Planning Commission Meeting held December 18, 1973. He briefed Council on the Conditional Use Request filed by Be-Am-Co, Inc. to erect a bowling alley at the intersection of Bigger Road and Thomas Paine Parkway. The Planning Commission conditionally approved the preliminary site plans subject to certain conditions. Mr. Stone moved that this Conditional Use Request be set for Public Hearing on February 4, 1974. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. Schab reviewed the Record Plan for Rose Estates, Section Six. He pointed out the fact that the lake in the park will be receiving all run off water from this Section, the tile draining the lake northwardly onto the Turner Property must be in good working condition at time of acceptance. If a drainage problem exists in this Section, it must be the responsibility of the developer. Sidewalk is proposed for one side of all streets in Section Six, with no sidewalk on the cul-de-sac. Discussion followed concerning sidewalk on both sides of certain streets. As questioned by Mayor Hoy, Tom Sowder, developer, explained the fact that the deed for the park land in Rose Estates has been placed in escrow to be deeded to the Centerville-Washington Park District. Mr. Al Turner, property owner to the north of the Sub-Division, reviewed a drainage problem onto his property and fence damage by the developer. Mr. Schab explained how the drainage problem at the end of South Normandy Lane can be solved, to which the developer has agreed to do. Mayor Hoy requested that any water problem at South Normandy Lane existing in the City be reviewed by the City Engineer and a recommendation for correction be presented to Council for the next Council Meeting. Mayor Hoy stressed the need for sidewalk on both sides of all streets in this Section to conform to Council's previous position concerning sidewalks in new Sub-Divisions. Mr. Stone moved that Council approve the Record Plan for Rose Estates, Section Six with conditions discussed (sidewalk on both sides of all streets in this Section) and to delete sidewalk on the cul-de-sac (Stonerock Court) subject to the receipt

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of a Performance Bond in the amount of \$98,000.00 and an Inspection Fee of \$485.40. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

The Public Hearing was held concerning Ordinance Number 95-73. Mr. Winterhalter explained the proposed Ordinance, it amends the Sub-Division Regulations to co-ordinate Centerville's design standards and thoroughfare plan with the City of Kettering and Montgomery County. Mr. Stubbs sponsored Ordinance Number 95-73, An Ordinance Amending Ordinance 10-58 As Amended By Ordinance 12-66 By The Addition Of New Street Design Standards; Changing Roadway Cross Section Standards; And Changing The Thoroughfare Plan, Map 2A, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

The Public Hearing concerning Ordinance Number 96-73 was held. Mr. Smith reviewed the proposed Ordinance, it provides compensation for three additional employees in the City Administration. Mr. Stone sponsored Ordinance Number 96-73, An Ordinance Amending Ordinance 82-72 By Adding Employees And Setting Rates Of Pay, and moved that it be passed. Mr. Spencer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

The Public Hearing was held concerning Ordinance Number 97-73. Mr. Stone sponsored Ordinance Number 97-73, An Ordinance Appointing James Rohal To The Centerville Arts Commission And Establishing A Term, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

City Manager James Smith introduced to Council Mr. John Geiger, Traffic Engineer for the Transportation Co-ordinating Committee (TCC) who explained their preliminary traffic study for the Gorman Plat and Terrace Villa Subdivisions. Based on the high accident rate at the intersection of North Main Street and West Ridgeway Road and in order to improve the traffic flow and safety within the Subdivisions, the following six alternatives have been studied:

1. No change in existing travel patterns.
2. Extend Wythe Parrish and Lakeview Drive to North Main Street.
3. Extend Lyons Drive north and east to intersect North Main Street at Bradstreet Road.
4. Extend Wythe Parrish and Lyons Drive to North Main Street.
5. Create a new outlet to Normandy Lane.
6. Extend Hampton Road north to Cheshire Drive.

Councilman Charles McQueeney entered the Meeting at this time.

T.C.C. feels that the extension of Wythe Parrish to North Main Street is the most favorable alternative, however the traffic signal at Bradstreet Road and SR48 should then be relocated at the intersection of Wythe Parrish with North Main Street and Lakeview Drive. Their second alternative is the extension of Wythe Parrish and Lakeview Drive to North Main Street. Alternatives 4, 5 and 6 are not recommended for implimentation. Mayor Hoy advised that this Preliminary Traffic Study will be considered by Council at a future date.

Mr. Smith briefly recapped his recommendation concerning waste incineration in the City of Franklin or the Montgomery County Incinerator. Mr. Stone expressed concern with Centerville's responsibility to Montgomery County in consideration of other areas from a financial standpoint. As suggested by Mr. Stone, Mr. Smith will contact Montgomery County

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Representatives for their presence at the January 21, 1974 Council Meeting to discuss County Incineration. Mr. McQueeney feels that the financial increase in the past and the threat in the future for County Incineration represents inefficiencies, he would like to see their plans to develop an efficient system.

Clerk of Council Marilyn McLaughlin read a resignation letter received from Board of Architectural Review Member Joseph E. Ledbetter to be effective January 1, 1974.

Mrs. McLaughlin read a possible 1974 Budget for the Recycling Center for a requested total of \$11,273.50, this was received from Chairman of the Board Jim Welty and Treasurer Glenn Aidt.

Mr. Winterhalter reviewed the advantages of the formation of a Joint Planning Committee between the City of Centerville, City of Bellbrook, Washington Township and the Townships of Sugarcreek and Miami. He recommended that Centerville be the first Government to officially appoint a Member to this Committee and be the leader in "Mini-Regional" planning. Mayor Hoy advised that this item will be on the January 21, 1974 Council Meeting Agenda.

Councilman Leonard Stubbs left the Meeting at this time.

Mr. Schab, based on the fact that winter has not yet passed, recommended a 75% reduction in the Performance Bond on Pelbrook Estates, Section One, a reduction from \$56,600.00 to \$14,000.00. Mr. McQueeney moved that the Performance Bond for Pelbrook Estates, Section One be reduced from \$56,600.00 to \$14,000.00 in accordance with the recommendation of the City Engineer. Mr. Stone seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mrs. Lake moved that Ordinance Number 5-74, An Ordinance Appointing Suzie Holloway To The Centerville City Beautiful Commission And Establishing A Term, be set for Public Hearing on January 21, 1974. Mr. Spencer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. McQueeney sponsored Ordinance Number 6-74, An Emergency Ordinance To Approve, Adopt And Enact Parts Three (3) And Five (5) Of The Centerville Municipal Code; To Repeal Ordinances In Conflict Therewith; To Publish The Enactment Of New Matter And Declaring An Emergency, and moved that it be passed. Mr. Spencer seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

Mr. Stone moved that Ordinance Number 7-74, An Ordinance To Approve, Adopt And Enact Parts Three (3) And Five (5) Of The Centerville Municipal Code; To Repeal Ordinances In Conflict Therewith; To Publish The Enactment Of New Matter, be set for Public Hearing on January 21, 1974. Mrs. Lake seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

As the Poll of Council Members was taken, the following comments were received:

Mrs. Lake wondered if perhaps this is the time to consider bikeways in Centerville. Mayor Hoy advised that this will be discussed during the January 14, 1974 Council Work Session.

Mr. Stone questioned the timing of traffic signals in Centerville. Mr. Smith advised that this will be pursued in 1974.

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Mr. McQueeney suggested that Recycling Center Representatives be alerted to look for a new location. Mayor Hoy suggested that the City lend assistance in this search and that no improvements be made to the present grounds.

Mr. McQueeney suggested that a policy be established to permit residents a period of time for payment of large waste collection bills, this information be contained in the newsletter. Mr. McQueeney suggested that a check list be prepared for new residents of Centerville.

Mr. McQueeney reminded residents of Centerville that if they travel in business, they should request an Income Tax refund from other Municipalities for that period of time, this money should ultimately come to Centerville. This information should be contained in the next newsletter.

There being no further business, the Meeting was adjourned.

Approved:


Mayor

ATTEST:


Clerk of the Council