

Held March 1819 74

SPECIAL MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Special Session on Monday, March 18, 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 Russell Sweetman
 Leonard Stubbs
 Charles McQueeney
 Ralph Spencer
 Clerk of Council Marilyn McLaughlin
 City Manager James Smith
 Assistant Service Director Thayer Thompson
 Municipal Attorney Robert Farquhar
 City Engineer Karl Schab
 Director of Finance William Bettcher
 Superintendent of Parks and Recreation Timothy Shroyer
 City Planner Robert Winterhalter
 Chief of Police William Randolph

The Minutes of the Meeting of March 4, 1974 had been distributed prior to this Meeting. Mr. Stubbs moved that the Minutes of the Meeting of March 4, 1974 as distributed, be approved. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion, Mr. Stone abstained.

Mrs. James Breslin, 178 Poinciana Drive, addressed Council concerning a newspaper article announcing that the Centerville Parks and Recreation Board is initiating girls hardball. Mayor Hoy pointed out the fact that Centerville will continue with this program if the girls so desire. Mr. Sweetman advised that the Parks and Recreation Board have taken hardball for girls as a challenge.

Mr. Walter Padlo, Chairman of the Parks and Recreation Board, explained their recommendation, that the sum of \$50.00 per month be provided by the City to the Centerville Area Senior Citizens Club to begin April 1, 1974. Mayor Hoy advised that this will be included in the 1974 Appropriations Ordinance. Mr. Padlo advised Council of the following Committees formed within the Parks and Recreation Board:

Bikeways Committee - Shirley Heintz
 Facility Planning and Federal Funding - Ralph Alkire
 Recreation Program for Spring and Summer Months - Gerard Hall
 Recreation Program for Fall and Winter Months - Robert Willsey
 Park Health, Safety and Complaints - Anton Evans
 Community Relations, Promotion and Public Information - Edwin Roberts

Mayor Hoy expressed his desire for specific recreation programs prepared by the Board for Senior Citizens. Mr. McQueeney wants to see Appropriations made directly to the Parks and Recreation Board and they, in turn, allocate funds to whatever groups they wish.

Mr. Smith introduced Mr. John Geiger, T.C.C. Representative, who explained their Parking Inventory and Analysis in the Centerville Architectural Preservation District, a part of their study being made concerning the older part of the City of Centerville. The Report contains eleven recommendations which would insure adequate business opportunities for all merchants within the District, would promote safety for motorists,

Held

March 18, 1974 continued

19

pedestrians and bicycles and would provide sufficient parking during peak hours.

Mr. Paul Harper, 141 Sheldon Drive, encouraged another entrance/exit from the Gorman and Terrace Villa Plats. He wonders what traffic improvements will take place in the center part of the City in consideration of his business in Compark. Mayor Hoy pointed out the fact that the purpose of the Final Report by T.C.C. is to receive such recommendations. Mr. Sweetman suggested that Mr. Harper's employees endorse the early construction of I-675 by writing letters to J. Phillip Richley, Ohio Department of Transportation; this highway would relieve traffic congestion at Main and Franklin Street. As suggested by Mr. Sweetman, Mayor Hoy requested that the City Manager and Chief of Police make necessary alterations at Main and Franklin Street to ease the traffic problem at said location until the T.C.C. study is completed.

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

1. Outlined his Meeting with the Montgomery County Park District concerning summer park programs and the availability of County Staff personnel. Co-ordination will exist through Centerville's Supervisor of Parks and Recreation Timothy Shroyer.
2. Master keying of the Municipal Building will be completed during the week of March 18, 1974.
3. Work is progressing on the Annual Report for Centerville. If it is distributed during the month of May, there will be no conflict with the Band calendar's distribution in August. Mr. McQueeney moved that Council authorize the City Manager to advertise for bids for both the printing and paper (for 5000 copies), jointly or separately. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.
4. Separate newspaper collection has not been what was anticipated, collections are made on Tuesday of each week.
5. The City has advertised for bids on the Whipp Road Improvement, a report will be forthcoming on April 15, 1974.

The Public Hearing was held concerning Ordinance Number 10-74.

The Notice of Public Hearing was read by the Clerk of Council.

Mr. Schab explained the proposed Ordinance, it provides a definition for hard surfaces in parking lots which excludes oil or sticky substances, it will be an improvement to the Community.

Mr. Stubbs sponsored Ordinance Number 10-74, An Ordinance Amending Ordinance 15-1961, The Zoning Ordinance, Section 5 "Definitions" "Parking Area, Public" By Including A More Comprehensive Definition Of "Hard Surface", and moved that it be passed. Mr. McQueeney seconded the motion. A Roll call vote resulted in seven ayes in favor of the motion. Mr. Farquhar explained the fact that this Ordinance will only affect new or reconstructed parking areas, it is not retroactive. Mayor Hoy pointed out the necessity of the City Staff advising Contractors of the requirements of this Ordinance.

Mr. Winterhalter reported on the Planning Commission Meeting held March 12, 1974. He reviewed the Rezoning Request filed by Mid-American Building Corporation to rezone approximately 8.4 acres of land from S-2 to R-1 zone classification. The property in question is located at the eastern extension of Mapleton Drive. The vote in Planning Commission was 4-0 in favor of the Rezoning. The necessary Ordinance will be prepared and be before Council for their next Meeting. Councilman Russell Sweetman was absent for this item on the agenda.

Mr. Winterhalter reviewed the Record Plan for Carriage Trace, Section Two. Mr. Schab recommended that a \$1,800 Performance Bond be required to adequately cover construction costs for the drainage structures required.

Held

March 18, 1974 continued

19

As questioned by Mr. Sweetman, Mr. Schab advised that the developer has been made aware verbally of the fact that some grades within the building site are barely within the minimum required by Centerville. Additional area drains will be required if problems develop. Mayor Hoy requested that the developer be advised of this in writing. The concern of the Planning Commission relative to this Record Plan was a letter received from the Fire Chief regarding road sizes, visibility of house numbers and turn radii; the Planning Commission recommended approval of this Record Plan subject to resolution of these discrepancies by the City Planner, Fire Chief and Engineering Company. No written record of these discrepancies being resolved was present for this Council Meeting. Mr. McQueeney stressed the importance of Council receiving completed information for approval of all Plans and Council's receipt of Planning Commission Minutes prior to Council taking final action. Mr. Sweetman requested that Mrs. Lake relate to the Planning Commission Council's concern. Mrs. Lake requested that all information be also submitted to the Planning Commission. Mr. McQueeney suggested that the City Planner, the Planning Commission and Council meet in a Special Session to resolve this approval during the next week.

Mr. Winterhalter explained the Record Plan for Whipp Road Estates, Section Two. The area involved includes a one acre park adjacent to the Iron Horse Park in Red Coach South. The Deed for this park land has been placed in escrow, deeded to the Centerville-Washington Park District. The Planning Commission recommended approval of this Plan subject to sidewalks on both sides of all streets and abandonment of the walkway easement across the railroad tracks as indicated on the Preliminary Plan. Discussion and concern followed relative to this adjacent park land being located on the opposite side of the railroad tracks in anticipation of the future use for the tracks.

Mr. Winterhalter explained the Curb Cut Application submitted by Cambridge Inn Cafeteria, located on the east side of Far Hills Avenue north of the Steak and Ale Restaurant. Needed is one 31 foot Curb Cut onto the Access Road. Mr. Stubbs moved that the Application for a 31 foot Curb Cut by the Cambridge Inn Cafeteria be approved. Mrs. Lake seconded the motion. Discussion followed concerning the inaccuracies on the Application and the need for better communications between the Planning Commission and Council. Mr. Sweetman moved that this matter be tabled until the Application is corrected. Mr. Spencer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mayor Hoy pointed out the fact that the vacancy on the Planning Commission will be filled soon, several Applications have been received. Mr. Sweetman suggested that an attendance tally be taken by the Clerk of Council of past Planning Commission Meetings.

The Public Hearing was held concerning Ordinance Number 18-74. Mr. Stone sponsored Ordinance Number 18-74, An Ordinance Appointing David Tooker To The Personnel Appeals Board Of The City Of Centerville For A Three Year Term Expiring December 31, 1976, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Sweetman moved that Ordinance Number 19-74, An Ordinance Providing For The Issuance Of \$178,000 Of Park And Recreational Real Estate Acquisition Bond Anticipation Notes By The City Of Centerville, Ohio, In Anticipation Of The Issuance Of Bonds, be set for Public Hearing on April 1, 1974. Mr. Spencer seconded the motion. As questioned by Mrs. Lake, Mr. Farquhar explained that the proposed use of the land must be earmarked. A roll call vote resulted in seven ayes in favor of the motion.

Held March 18, 1974 continued

19

Mr. McQueeney sponsored and read Resolution Number 10-74, A Resolution Requesting The Montgomery County Commissioners To Expand Their Present Waste Disposal Investigation To Include Additional Considerations, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in seven ayes in favor of the motion. Mr. McQueeney requested that copies of this Resolution be forwarded to other Municipalities by the Clerk of Council.

Mr. Sweetman sponsored Resolution Number 11-74, A Resolution Opposing The Passage Of House Bill 671, and moved that it be passed. Mr. Spencer seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Stone sponsored Resolution Number 12-74, A Resolution In Opposition To House Bills 512, 514 and 594 Now Pending Before The Ohio General Assembly, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Sweetman sponsored Resolution Number 13-74, A Resolution Authorizing And Directing The City Manager To Execute A Written Offer For The Purchase Of A Six Acre Tract Of Land Located On The North Side Of East Spring Valley Road For The Sum Of \$40,000 For Use For Construction Of Additional Municipal Facilities, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Farquhar explained the settlement in the J. S. Davis Suit: the City of Centerville and others vs. the J. S. Davis Company; all parties have agreed to the settlement. Mr. Stone moved that Council authorize the City Manager to execute the necessary release. Mr. McQueeney seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Smith briefed Council on the letter received from John P. Cook, dated February 28, 1974, in which he advised that the contractor's solution to repair the wall in the lower level of the Municipal Building is adequate, seepage into the Building should be solved by exterior waterproofing and proper tile lines installed. The wall in the lower level has been reconstructed at the contractor's expense, the seepage is being reviewed and will be stopped at the cost of the contractor.

In consideration of the Centerville City Transportation Task Force Report, Mr. Smith advised that two alleged obstructions have been determined to be not true obstructions, sidewalk across the Penn Central Railroad Tracks on East Franklin Street is being planned for construction and a walk light at Hampton Road and West Franklin Street is being considered. Police Chief William Randolph advised that radar has been used on West Franklin Street. Mayor Hoy suggested that crosswalks be better identified and that parking and stopping be prohibited on Franklin Street at the high schools.

Mr. Smith explained his \$600,000 cost figure for the widening of Bigger Road (City construction costs only). This covers approximately 800 feet from the Kettering Corporation Line to proposed I-675 and 2650 feet from Alexandersville-Bellbrook Road to I-675.

Mr. Robert Archdeacon, from the Ralph L. Woolpert Company and representing Be-Am-Co, Inc. explained how the proposed loop road off the Thomas Paine Parkway is tied into the width of Bigger Road. Mayor Hoy pointed out the fact that it has always been Centerville's intention to have Bigger Road a four lane highway, he requested that all facts be

Held

March 18, 1974 continued

19

compiled concerning this matter (Planning Commission recommendation, requirements of the City and others) and this be an agenda item for the next Council Meeting.

As reported by Mr. Smith, East Franklin Street improvements will be ready for bidding procedures for the April 1, 1974 Council Meeting.

Mr. Tom Weller, representing the Centerville-Washington Township Jaycees, explained their recommended changes to the present Bikeway in the City of Centerville. Mayor Hoy requested that the City Manager refer this matter to the proper staff personnel and to the Parks and Recreation Board. Mr. Weller stressed the need for implimentation of these changes this spring. Mayor Hoy advised that this matter will be a future Council Meeting agenda item.

Mr. Dave Christie, representing the Jaycees, explained their proposal to finance master organization sign boards at four locations located at City Corporation Limits. Mayor Hoy suggested that this matter be co-ordinated with the City Beautiful Commission.

Mr. Sweetman announced a Cable TV Meeting scheduled for March 28, 1974.

Mrs. McLaughlin read a letter of resignation from City Beautiful Commission Member Susan Huber.

A letter of congratulations received from Centerville Design Associates concerning the City's purchase of land for recreation purposes was read by the Clerk of Council.

Mr. Sweetman moved that Ordinance Number 20-74, An Ordinance Appointing Dianne W. Vezza As A Member On The Centerville Arts Commission And Fixing A Term Of Office, be set for Public Hearing on April 1, 1974. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in Favor of the motion.

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

Mr. Spencer stressed the necessity for all pertinent information to be contained in Council packets.

Mr. Stubbs wondered how the City is being affected by the County Auditor's refusal to forward tax dollars. He suggested that the City Government put pressure upon the Auditor's Office.

Mayor Hoy explained the postponement of the passage of an Employee Ordinance. He thanked City personnel for their patience in this matter.

There being no further business, the Meeting was adjourned.



 Mayor

Attest:



 Clerk of Council