

Held May 6,

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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, May 6, 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

Russell Sweetman

Clerk of Council Marilyn McLaughlin

Acting City Manager Thayer Thompson

Municipal Attorney Robert Farquhar

City Engineer Karl Schab

City Planner Robert Winterhalter

Chief of Police William Randolph

Superintendent of Streets Richard Bishop

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

Mr. Farquhar administered the Oath of Office to Centerville Arts Commission Member Dianne Vezza.

The Oath of Office was also administered to Centerville Youth Board Member Nancy Pogue by the Municipal Attorney.

Mr. Gary Seibert, 66 Cranston Court, appeared before Council concerning grounds care and deterioration of the apartments north of the complex in which he lives. Mr. Farquhar explained a proposed housing code for the Architectural Preservation District which would cover this type of situation. Mayor Hoy emphasized the need for such a provision, he requested that the Acting City Manager review the condition of this property to ascertain whether there is a violation occurring of a present Ordinance. As questioned by Mr. Seibert, Mr. Winterhalter advised that proposed changes to the Ordinance which established the A.P. District are now being reviewed by City Council; Mayor Hoy advised that these changes will be reviewed during the next Council Work Session.

During the City Manager's Report, Department Heads reported the following:

Mr. Schab recommended that in the resurfacing program for 1974, 1/4 of monies appropriated be used for concrete streets. Construction on East Whipp Road should begin approximately June 10, 1974, traffic flow will be provided at all times. During off months Mr. Schab will prepare maps showing all underground utilities in the City. He suggested that consideration be given to licensing Contractors working in Centerville.

Mr. Winterhalter reviewed the procedure set for processing Applications. He reviewed areas of inter-governmental co-operations. Mayor Hoy suggested that the Acting City Manager review Mr. Winterhalter's recommendation concerning a disaster agency with Police Chief Randolph and report to Council his recommendation.

Mr. Bishop briefed Council on activities in the Street and Waste Collection Departments; there have been some Waste Collection route changes; monies received for newspapers have reduced.

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Chief Randolph explained a Federal Grant to be awarded the City of Centerville in June for the purchase of Police Record Retrieval Equipment. An auction will be held on May 25, 1974 at 10:00 A.M. on unclaimed items held by the Police Department.

Mr. Winterhalter reported on the Planning Commission Meeting held April 30, 1974. He reviewed the grading and erosion plan for Sycamore Canyon; a Residential Development Plan has previously been approved contingent upon the receipt of an acceptable grading plan for the area. The property is located west of Wilmington Pike and south of Centerville Station Road. The Planning Commission recommended approval of this plan by a 6-0 vote. Mr. Winterhalter recommended modifying this plan to move the grading line to the 905 foot elevation. Mr. Charles Abramovitz, from the Ralph L. Woolpert Company and representing the Developer, advised that in accordance with Mr. Winterhalter's recommendation it will be impossible to develop several lots. Mr. Sweetman moved that this matter be returned to the Planning Commission for further review. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Preliminary Plan for Franklin East was reviewed by Mr. Winterhalter; the Planning Commission by a 6-0 vote recommended approval of this Plan. Mr. Winterhalter advised that the widening of Centerville Station Road and Clio Road is not a part of this Preliminary Plan but will be included on the Final Record Plan, the streets will be widened by the Developer, formulas must be worked out prior to approval of the Final Plan. As outlined by Mr. Abramovitz, this Plat will include a private park with mounds along Clio Road, sidewalk will be provided along Clio Road and Centerville Station Road and a bikeway will be provided through the Development. The single family to the east will be the first developed to serve as a buffer for the existing homes in Black Oak Estates. Mrs. Lake emphasized the fact that the Private Park area (as so designated by the Developer) is to serve as a buffer from Industry across the street, it in no way constitutes lot reduction for the area. Mr. Stone moved that Council approve the Preliminary Plan for Franklin East subject to the various items previously discussed, which are as follows: 1. The widening of Centerville Station Road and Clio Road be satisfactorily included on the Final Plan, 2. Bikeways be included, and 3. Permanent nature of the mounds along Clio Road. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Winterhalter reviewed the Record Plan for Plymouth Notch, Section Two. The Planning Commission recommended approval of this Plan by a 6-0 vote. Mr. Schab recommended the receipt of a Performance Bond in the amount of \$31,000.00, Inspection Fee of \$174.00 and that the easement between lots 15 and 16 and along the rear property line of lot 16 be referred to as a sanitary and access easement. Mr. Stubbs moved that Council approve the Record Plan for Plymouth Notch, Section Two as recommended by the Planning Commission and subject to the receipt of a Performance Bond in the amount of \$31,000.00, an Inspection Fee of \$174.00 and subject to the City Engineer's recommendation concerning the access easement. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Public Hearing was held concerning Ordinance Number 26-74. Mr. Winterhalter reviewed the proposed Ordinance, it includes the area of Washington Township within the three mile jurisdiction of Centerville under Centerville's Subdivision Regulations and includes a tree preservation provision in new subdivisions. As questioned by Washington Township Trustee Russell Miller, Mr. Winterhalter advised that bikeway requirements

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will be included in a future amendment. Some typographical errors were corrected in the Ordinance and the second paragraph under B page 7 was change to delete "except cul-de-sacs of less than six hundred (600) feet which shall not be required to have any sidewalks". Mr. Stubbs sponsored Ordinance Number 26-74, An Ordinance Amending Ordinance No. 10-1958, Ordinance No. 9-1959, Ordinance 14-1959, Ordinance 15-1959, And Ordinance 12-1966, Sub-Division Regulations, Of The City Of Centerville For The City Of Centerville And The Unincorporated Area Of Washington Township Lying Within Three Miles Of The Corporation Limits Of The City Of Centerville, and moved that it be passed subject to technical changes as suggested. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Public Hearing concerning Ordinance Number 27-74 was held. The proposed amended bike route was read by the Clerk of Council. Mr. Tom Weller, representing the Centerville Washington Township Jaycees advised that the portion continuing through the Activity Center will be constructed when other work in the area is completed, possibly this summer; routes through School property have been approved by the School Officials; more dangerous road crossings will be striped. Mr. Stone sponsored Ordinance Number 27-74, An Ordinance Amending Ordinance 33-72 By Revising The Bike Route Through The City Of Centerville, Ohio, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Public Hearing concerning Ordinance Number 32-74 was held. Mr. Sweetman sponsored Ordinance Number 32-74, An Ordinance Amending Ordinance No. 77-72 And 87-73 By Adding Additional Employees Of The City And Setting Bond Amounts, 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. Sweetman reported on the T.C.C. Meeting held April 26, 1974 concerning the Dart System, funding allocation formulas were discussed. It is apparent that Dart will not move forward until every Municipality has membership in the RTA. Mayor Hoy requested that the Municipal Attorney ascertain whether Dart must be established by RTA. Mrs. Lake felt that Centerville should move forward with the funding formula for Dart and at the same time review what is necessary to set up for Dart and RTA separately if needed. Mayor Hoy pointed out the fact that proper financing of RTA must be pursued and explored simultaneously with the proper authority for Bonding Federally.

Clerk of Council Marilyn McLaughlin read a resignation letter received from Planning Commission Chairman Harold Wells to be effective May 1, 1974.

Mr. Stone moved that Ordinance Number 40-74, An Ordinance To Fix The Compensation Of Members Of The City Council For The Next Ensuing Terms Of Office Under The Provisions Of Section 4.07, Of The Centerville City Charter And Amending Ordinance 10-69, be set for Public Hearing on May 20, 1974. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Sweetman sponsored Resolution Number 23-74, A Resolution Adopting A Procedure For The Planning And Development Of 35.506 Acres Purchased By The City of Centerville, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mayor Hoy requested that a copy of this Resolution be forwarded to the

Minutes of

Meeting

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Planning Commission Members by the Clerk of Council.

Mr. Stubbs moved that Ordinance Number 41-74, An Ordinance Appointing William Meinhardt And Susan Erion To Membership On The Centerville City Beautiful Commission For Terms Of Three Years Each, be set for Public Hearing on May 20, 1974. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Sweetman moved that Ordinance Number 42-74, An Ordinance Appointing Nancy Dinneen To Membership On The Centerville Arts Commission For A Term Of Three Years, be set for Public Hearing on May 20, 1974. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Stone moved that Ordinance Number 43-74, An Ordinance Appointing One Additional Member To The Sister City Committee And Establishing Term, be set for Public Hearing on May 20, 1974. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Thompson explained the proposed improvements to be made on State Route 48 under the Topics Program. Said improvements to be traffic light synchronization from Franklin Street to Whipp Road and the installation of a turn lane at the intersection of Whipp Road with State Route 48. Mr. Stone sponsored Resolution Number 24-74, Final Resolution Adopting Plans; Proposing To Co-operate; Requesting Director To Proceed, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Stubbs sponsored Ordinance Number 44-74, An Emergency Ordinance Appointing S. Wilson Gillingham As A Member Of The Centerville Planning Commission To Fill The Unexpired Term Of Harold M. Wells Which Term Expires August 3, 1975, and moved that it be passed. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Sweetman moved that Ordinance Number 45-74, An Ordinance Appointing S. Wilson Gillingham As A Member Of The Centerville Planning Commission To Fill The Unexpired Term Of Harold M. Wells Which Term Expires August 3, 1975, be set for Public Hearing on May 20, 1974. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

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

Mrs. Lake expressed her pleasure with the proposed changes to the Architectural Preservation District Ordinance coming before Council for review, the Planning Commission has been reluctant to changing District boundaries until text changes are made.

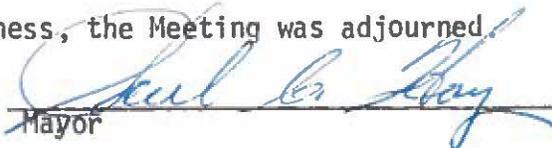
As questioned by Mrs. Lake, Police Chief Randolph advised that patrol is supplied when called in reference to motorcycling, camping and the shooting of firearms in the Black Oak Estates Six area.

Mr. Sweetman wondered whose responsibility it is to clean and grade the area between the sidewalk and curb in front of the high school on East Franklin Street. Mr. Schab advised that this is included in the School contract. Mr. Thompson will give further report on this matter.

Mr. Stone requested that the Acting City Manager explore the possibility of closing some streets in the center of town to provide for walking traffic between the spring and fall months to create a market area.

There being no further business, the Meeting was adjourned.

ATTEST:


Mayor


Clerk of Council