

Held September 23, 1974

19

## SPECIAL MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Special Session on Monday, September 23, 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:

Councilwoman Nora Lake  
 Councilmen Russell Sweetman  
                   Ralph Spencer  
                   Leonard Stubbs  
                   Charles McQueeney  
 Clerk of Council Marilyn McLaughlin  
 Acting City Manager Thayer Thompson  
 City Engineer Karl Schab  
 Service Director Richard Bishop  
 City Planner Robert Winterhalter  
 Director of Finance William Bettcher  
 Chief of Police William Randolph  
 Acting Municipal Attorney Stephen Hunter

Mr. Spencer moved that Deputy Mayor J. V. Stone be excused from this Meeting. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Minutes of the Meeting of September 9, 1974 had been distributed prior to this Meeting. Mr. Stubbs moved that the Minutes of the Meeting of September 9, 1974 as distributed, be approved. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. John Willis, Chairman for the Arts and Crafts Group sponsored by the Centerville Youth Board, briefed Council on their production and sales over the past year. He returned to Council the \$80.00 start up grant which they received from Centerville approximately one year ago. The Group sponsored some social functions and sold group made arts and crafts. Mayor Hoy expressed his gratification for this outstanding demonstration of what the Youth Board can accomplish by youth initiated projects. Mr. McQueeney requested that a Resolution of Appreciation be prepared for this Group for their outstanding example of youth participation in the Centerville Community. Said Resolution will be prepared by the Municipal Attorney for passage at the next Council Meeting. Mr. Sweetman complimented Mr. Willis on his accomplishments in this Community during the past year. Mr. Willis thanked the Youth Board and the City of Centerville for their assistance.

Mr. Riley Overley, 295 Waterford Drive, appeared to bring Council's attention to conditions existing in and about the open drainage ditch in Concept East. He presented to Council a Petition signed by 147 residents living in the plat requesting that corrective action be taken by means of a long-range permanent plan to alleviate present conditions and to eliminate health hazards existing in the drainage system. Mayor Hoy referred this matter to the City Administration: to study the Petition, suggest solutions and make recommendations for Council's consideration at a future Council Work Session, a preliminary report to be received no later than November 1, 1974; a status report will be received at the next Council Meeting.

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



5970.23, 1974

Held September 9, 1974 continued

19

Mr. Schab advised that the Chevy Chase Apartment Complex is nearing completion, landscaping is yet to be done. The Chevy Chase Development is causing more natural run off water into the drainage ditch in the Concept East Plat. Construction has been in accordance with approved drawings. The Complex will be limited to 90% occupancy until all improvements have been made. Mr. Sweetman wondered whether this 90% factor is adequate, he stressed the need to determine what is needed to properly carry run off water and how a solution should be handled. Mr. Schab will further review the adequacy of the 90% occupancy limitation.

Mr. Bishop advised that the street striping program is 80% complete, concrete work 60% complete, separate newspaper collection has doubled. As questioned by Mayor Hoy, Mr. Bishop advised that traffic signs are being updated when new ones are installed, a five year change over period has been provided; free signs have been requested from the State to be placed along major thoroughfares throughout the City.

Mr. Winterhalter advised that the report on sidewalks will be ready for the next Council Meeting.

Mr. Bettcher briefed Council on Income Tax receipts to date: \$341,600.00 in 1974 vs. \$302,600.00 in 1973 - over last year intake by approximately \$39,000.00.

Chief Randolph advised Council that the new Station Wagon is in use on patrol. As questioned by Mr. Stubbs, Chief Randolph advised that a safety education program is being developed for the schools in the Community.

The Public Hearing was held concerning Ordinance Number 74-74. Mr. Sweetman sponsored Ordinance Number 74-74, An Ordinance Appointing Shirley Moore McGowan To Fill The Unexpired Term Of Fredrick O. Focke On The Board Of Architectural Review, and moved that it be passed. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Public Hearing was held concerning Ordinance Number 75-74. Mr. Thompson reviewed the proposed Ordinance; it provides for a temporary Concrete Foreman. Mr. Stubbs sponsored Ordinance Number 75-74, An Ordinance Amending Ordinance 82-72 As Amended By Ordinances 34-74, 47-74, 57-74 And 60-74 To Establish A Table Of Organization, Personnel Classifications, Rates Of Pay, And Regulations For Employees Of 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.

Mr. Bettcher reviewed proposed Resolution Number 56-74, a Resolution providing for receipt and disbursement of Youth Center funds. Following discussion and review by the Municipal Attorney, the second and third sentence of Section Number 1 was changed to read as follows: "Said fund shall be for the receipt of any and all monies collected by or for the Youth Center operation and related activities. Disbursements from said fund shall be made only upon the authority of the Council of the City of Centerville, provided that all disbursements shall only be for the Youth Center operation and related activities." Mr. Sweetman sponsored Resolution Number 56-74, A Resolution Establishing A Special Trust Fund For Receipt Of Money Collected By Or For The Centerville Youth Center And Providing For Disbursements From Said Fund, and moved that it be passed. Mrs. Lake seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Winterhalter reviewed his mini-master plan for the four corners at Bigger Road and State Route 725. He recommended that the south east and south west corners remain at their present single family density zoning. The north east corner (Ackley Property) should remain residential, lower density with perhaps a residence in appearance use for the immediate corner. The north west corner should provide for higher density residential zoning. Mr. Winterhalter recommended denying the Rezoning Request of



Minutes of

Meeting

Johnson-Watson • Dayton Blank Book—D-2585

SEP 23, 1974

Held

September 9, 1974 continued

19

Charles Ackley until a development plan for his entire acreage is presented.

Clerk of Council Marilyn McLaughlin made reference to an Appeal filed by Foto Fair International, Inc. concerning a Planning Commission decision rendered on August 27, 1974; a Public Hearing has been set before Council for Monday, October 21, 1974.

Mrs. McLaughlin also read a letter of resignation received from Acting City Manager Thayer Thompson to become effective October 4, 1974. Mr. Stubbs moved that Council accept Mr. Thompson's resignation. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

City Beautiful Commission Chairman Susan Erion explained their tree planting proposal for four areas within the City: Concept West Parkway, Goldman's Promenade, North Main Street from Ridgeway to Irongate Park Drive and the East Franklin Street Promenade. Mrs. Lake expressed her desire to see the plan for such plantings prior to accepting the bid for such. The cost of this proposal is well within the Commission's 1974 Budget. Mrs. Erion explained how the plantings have been coordinated with a Nurseryman and the City Engineer. Mr. Spencer sponsored Resolution Number 59-74, A Resolution accepting The Bid Of Countryside Nursery And Landscaping, Inc. To Provide Trees And Plants For 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 five ayes in favor of the motion; Mrs. Lake voted no. Mr. Stubbs, as Council coordinator with the City Beautiful Commission, assured Council that coordination will be secured with the Developers concerning future planting of trees in subdivisions. Mayor Hoy complimented the Commission on their development of such programs.

Mr. Thompson recommended that the City accept the bid of the Multi-Service Towel and Uniform Company to provide uniforms for Service Department employees at a cost of \$3.65 per man per week. Mr. Sweetman sponsored Resolution Number 60-74, A Resolution Accepting The Bid Of Multi-Service Towel And Uniform Company To Furnish Uniforms For City Of Centerville Service Department 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.

Mr. Sweetman sponsored Resolution Number 61-74, A Resolution Of Appreciation For The Service Of Edwin S. Roberts, III As A Member Of The Parks And Recreation Board, and moved that it be passed. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Schab briefly reviewed his recommendation for 90% release of the Performance Bond on Greenbrier Commons, Section One, 10% will cover all uncompleted improvements. Mr. McQueeney expressed his displeasure with the construction of the road widening at the entrance to Greenbrier Commons. Mr. Schab advised that the Developer will agree to do whatever else is necessary to correctly design this entrance. Mr. Sweetman believes this entrance has not been constructed properly, he requested that the Bond not be released until the construction is correct. Council agreed to defer action on this matter until all Council's requirements on this Plat have been reviewed.



9-23-1974

Held September 9, 1974 continued 19

Mr. Schab explained his recommendation for release of the Performance Bond on the Access Road to State Route 48, the area in front of the Cambridge Inn Cafeteria and the Steak & Ale Restaurant. Mr. Sweetman moved that the Performance Bond of \$12,500.00 on the Access Road to State Route 48 be released subject to the receipt of a Maintenance Bond in the amount of \$2,550.00. Mr. Spencer seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. McQueeney moved that Ordinance Number 77-74, An Ordinance Appointing Two Members To The Youth Board And Establishing Terms, be set for Public Hearing on October 7, 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 78-74, An Ordinance Appointing One Additional Member To The Sister City Committee And Establishing Term, be set for Public Hearing on October 7, 1974. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Stubbs moved that Ordinance Number 79-74, An Ordinance Appointing One Additional Member To The City Beautiful Commission And Establishing Term, be set for Public Hearing on October 7, 1974. Mr. Sweetman 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 reminded Council of the necessity to pass another Emergency Ordinance concerning sidewalk requirement.

Mr. Stubbs thanked Mr. Thompson for his services as Acting City Manager for the City of Centerville. He wished him success in his new employment.

Mr. Stubbs asked that Council consider giving a percentage of the City's Liquor Permit Fees to the Bureau of Alcoholism and Drug Abuse, an agency of the Montgomery County Combined General Health District. Mayor Hoy requested that the necessary Resolution be prepared for this purpose for the next Council Meeting.

There being no further business, the Meeting was adjourned.

ATTEST:

  
Mayor of the City of Centerville, Ohio

  
Clerk of Council