

## RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1087

Held

February 5, 1973

19

## REGULAR MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session on Monday, February 5, 1973 at 8:00 P.M. at the Centerville High School, South Building. The Meeting was opened with the Pledge of Allegiance to the Flag with Mayor Paul Hoy presiding. Councilmen present were as follows: Leonard Stubbs, John Davis, J. V. Stone, John McIntire, Charles McQueeney, Russell Sweetman, City Manager James Smith, Municipal Attorney Robert Farquhar, City Engineer Karl Schab, Director of Finance William Bettcher and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of January 22, 1973 had been distributed prior to this Meeting. Mr. McIntire moved that the Minutes of the Meeting of January 22, 1973 as distributed, be approved. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. Davis abstained.

Mayor Hoy recognized two Girl Scout Troops in attendance at this Meeting, Troop Number 294 second year cadets, and Troop Number 1105 ninth grade patrol.

Mr. Davis reported on the Planning Commission Meeting held January 9, 1973. The three Acro Rezoning Requests for the property at the north west corner of Bigger Road and Alexandersville-Bellbrook Road were rejected by a 7-0 vote. Requested has been a change of 20.29 acres to Centerville EC, 14.12 acres to Centerville B-2 and 40.06 acres to Centerville B-3. The property is currently zoned Washington Township R-3.

Mr. Davis reviewed the Planning Commission Meeting held January 30, 1973. He reviewed the Record Plan for Revere Village, Section 3C. There will be a four foot sidewalk on the north side of Freedom Lane tying into sidewalks previous approved in another Section. The Planning Commission recommended approval of the Plan by a 6-0 vote, with one abstention. Mr. Davis moved that Council accept the recommendation of the Planning Commission concerning the Record Plan for Revere Village, Section 3C, subject to the receipt of a Performance Bond in the amount of \$45,000.00, a Sub-Dividers Agreement and an Inspection Fee of \$299.00. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

The Record Plan for Red Coach South, Section Seven was reviewed by Mr. Davis. The Section consists of just two lots directly behind the old Hewitt Property. Mr. Schab advised that all improvements have been made, he recommended that no Performance Bond be required but that proper drainage swales be provided at the side lot lines to alleviate a possible drainage problem to the rear of the lots. The Planning Commission recommended approval of this Plan by a 7-0 vote. Mr. Davis moved that Council accept the Planning Commission's recommendation concerning the Record Plan for Red Coach South, Section 7 and that the City Engineer convey to the Developer that all drainage problems be taken care of by proper grading of the lots. Mr. McIntire seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Davis explained the Record Plan for Whipp Road Estates, Section One. This Section includes a drainage ditch which borders two lots. The Developers were advised that when the next Section of this Plat is developed the ditch will have to be improved. Sidewalks will be provided on the south side of Chipplegate Drive; the south half of Whipp Road will be widened to 18 feet. Mr. Sweetman wondered about the grade in the southern most area of this Section; Mr. Schab explained the steep grade which will



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19

prevail, trees will remain in the area especially bordering the ditch to perhaps prevent some erosion. Mr. Davis moved that Council approve the Record Plan for Section 1 of Whipp Road Estates subject to the receipt of a Performance Bond in the amount of \$51,000.00, a Sub-Dividers Agreement and an Inspection Fee of \$321.10. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in favor of the motion. Mayor Hoy pointed out that the Developer must make the buyer be aware of his maintenance responsibility of the ditch in future years. Mr. McQueeney requested that when the Record Plan for Section 2 is considered potential ditch problems be minimized.

The Public Hearing concerning Ordinance Number 6-73 was held. Mrs. Ann Murrows, Washington Township Trustee, complimented Council on their appointment of Christine Pikora to the Centerville Youth Board. Mr. McQueeney sponsored Ordinance Number 6-73, An Ordinance Appointing Christine Pikora To The Centerville Youth Board, and moved that it be passed. Mr. Davis seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

The Oath of Office was administered to Christine Pikora as a Member of the Centerville Youth Board by Mr. Farquhar.

Proposed Ordinance Number 7-73 was reviewed by Mr. Farquhar. The Ordinance increases the Membership number on the Youth Board from six to eight, one term for one year and one term for two years. Mr. Sweetman moved that Ordinance Number 7-73, An Ordinance Expanding The Membership Of The Centerville Youth Board From Six Members To Eight Members And Fixing Terms Of Office, be set for Public Hearing on February 19, 1973. Mr. Stubbs seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Farquhar reviewed Ordinance Number 8-73. The proposed Ordinance appoints Joy Dixon, Marian Simmons, Jeffrey Nye and Rachel Sweetman to the Centerville Youth Board; the first two appointments being for unexpired terms, third for a one year term and the fourth for a two year term. Mr. Stubbs moved that Ordinance Number 8-73, An Ordinance Appointing Four Members To The Centerville Youth Board For Designated Terms, be set for Public Hearing on February 19, 1973. Mr. Stone seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

City Engineer Karl Schab reviewed the progress being made for sidewalk on East Franklin Street with property owners. Mayor Hoy suggested that a Resolution be prepared outlining the City's intention relative to the improvement of East Franklin Street in anticipation of the opening of the new High School. During discussion, the following was determined:

1. permanent sidewalk will be required on the north side of East Franklin Street east from the existing permanent walk to Clyo Road,
2. a blacktop walkway will be installed on the south side from the School to complete a walk to Clyo Road,
3. a blacktop walkway will be installed on the north side of Centerville Station Road from Clyo Road to the existing permanent sidewalk in Black Oak Estates,
4. a traffic signal will be installed at the School,
5. the entrance and exit pavement will be widened by three feet on the south side in front of the School, and
6. permanent sidewalk in front of the School will be put in place as included in the Construction Drawings for the new High School.

Legislation will be reviewed in a Council Work Session.



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19

Mr. Sweetman advised that the South of Dayton CATV Study Committee voted unanimously to accept the Proposal of Battelle Laboratories to conduct a study relative to Cable TV in the south of Dayton area. Mr. McIntire advised that all correspondence relating to this matter will be forwarded to the Clerk of Council for distribution to all Councilmen.

Lieutenant Randolph, Centerville Police Department, outlined recent achievements made by three new Police Officers for the City of Centerville. Mayor Hoy awarded Certificates from the Ohio Peace Officers Training Council to Officers Edward Vecchio, James Easter, and Joseph Moore. These Officers have contributed approximately 240 hours of their own time (3 1/2 months) to complete Centerville's first Ohio Peace Officers Basic Training School. Mayor Hoy congratulated Lieutenant Randolph and City Manager James Smith for this School; Officers from other Municipalities also attended the sessions.

Clerk of Council Marilyn McLaughlin advised that three Petitions were received from Acro Realty Company concerning their Rezoning Requests; the Planning Commission recommended denial of these Requests on January 9, 1973. A Public Hearing before Council has been set for March 5, 1973.

Mrs. McLaughlin also read a letter addressed to Council from Vella Mae Heisel, Clerk-Treasurer, Washington Township. The Trustees passed a motion on January 27, 1973 inviting suggestions of high priority projects to which revenue sharing resources may be applied. Mayor Hoy thanked the Trustees for their willingness to expend revenue sharing money in Centerville for the benefit of the people from which these funds were derived. He suggested that the City Manager prepare a list of priority projects in which there is a need for this money in Centerville as well as the 7/10 mill paid to the Township by Centerville residents, and have this priority list available for Council's consideration in an early Council Work Session, to be in a form which could be forwarded to the Trustees. Council concurred with Mayor Hoy's suggestion.

Resolution Number 6-73 was read by Mr. Sweetman. Mr. Sweetman sponsored Resolution Number 6-73, A Resolution Of Appreciation For The Services Of Ronald F. Budzik To The City Of Centerville, and moved that it be passed. Mr. McIntire seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Resolution Number 7-73 was reviewed by Director of Finance William Bettcher. Council concurred that Draws in excess of \$5,000.00 from the Winters National Bank And Trust Company should be countersigned by James R. Smith, City Manager. Mr. McIntire sponsored Resolution Number 7-73, A Resolution Authorizing The Opening Of A Deposit Account For The City Of Centerville With Winters National Bank And Trust Company Of Dayton, Ohio - Centerville Branch And Authorizing The Director Of Finance To Draw Against Said Account With The Draws To Be Countersigned By The City Manager In The Event The Draw Is Of \$5,000.00 Or More, and moved that it be passed. Mr. Davis seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. McIntire sponsored Resolution Number 8-73, A Resolution Authorizing The Opening Of A Deposit Account For The City Of Centerville With The First National Bank Of Miamisburg, Ohio - Centerville Branch And Authorizing The Director Of Finance To Draw Against Said Account With All Draws To Be Countersigned By The City Manager In The Event The Draw Is Of \$5,000.00 Or More, and moved that it be passed. Mr. Stubbs seconded the motion. A roll



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call vote resulted in seven ayes in favor of the motion.

Mr. Davis reviewed a Plat of Survey for a Medical Office Building to be located on the south side of Hewitt Road. This Plan was approved unanimously by the Planning Commission on January 9, 1973. The Building is proposed by Donwood Construction Company and will be in the City of Kettering, the parking lot is proposed to occupy EC land in the City of Centerville. Mr. Davis moved that Council accept the Planning Commission's recommendation concerning this Medical Building and approve the development of seventeen parking spaces per the Site Plan of Donwood Construction Company dated November 10, 1972 and moved that Council authorize the issuance of a Zoning Certificate. Mr. McIntire seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. McIntire moved that Council authorize the City Manager to enter into an agreement with Eugene R. Romer to act as Animal Warden for the City of Centerville. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion; Mr. Sweetman voted no. Mayor Hoy requested that the City Manager provide Council with monthly reports concerning operations of the Animal Warden and that the City Manager meet with Mr. Romer to review with him the importance of this program and some of the complaints received by the City relative to his performance in the past. He further advised that if the service is not improved after a 60 day period he would be in favor of a notice of termination of the contract delivered to Mr. Romer. Mr. Sweetman wants to see the job done well or not at all.

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

Mr. Sweetman brought the City Manager's attention to a parking problem on East Franklin Street at the new High School; cars are being parked on Franklin Street by workers at the construction site.

Mr. McQueeney suggested that a formal award be considered in appreciation for a citizen's service to the City of Centerville. Mr. Farquhar will further research this matter.

Mr. McIntire proposed the establishment of a Centerville's Art Council to have official government position to bring together the performing arts, fine arts and visual arts for our citizens enjoyment. This would be a step to local cultural enrichment of which the Centerville Government could provide the leadership. He would like to see Centerville do something in this field.

Mr. Stone questioned the progress being made in reference to requiring Developers to install utility wiring underground. Mayor Hoy suggested that legislation be prepared and presented to Council for review in a Council Work Session.

Mr. Stone suggested that legislation also be considered to require property owners to properly care for open culverts.

Mr. Stubbs made reference to Petitions received in opposition to a Public Park on Zengel Drive. Mayor Hoy advised that this item will be discussed at a Council Work Session on February 12, 1973.

Mr. Stubbs encouraged the establishment of a Beautification Council to be in operation perhaps by this spring.

Mayor Hoy suggested that Ordinances establishing a Beautification Council and an Arts Council be reviewed in a future Council Work Session.

Mayor Hoy suggested that an individual be designated in the Centerville Office, who through training, would be proficient to answer all types of questions which citizens might ask.

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Mayor Hoy questioned the status of the Annual Report. Mr. Smith advised that hopefully, it will be before Council on February 12, 1973. Mr. Stubbs complimented the City Manager on his first newsletter to the residents of Centerville.

There being no further business, the Meeting was adjourned.

Approved:



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Mayor

ATTEST:



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Clerk of the Council