

Held March 19,

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Special Meeting

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Special Session on Monday, March 19, 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: J. V. Stone, Russell Sweetman, Charles McQueeney, Leonard Stubbs, John McIntire, City Manager James Smith, City Engineer Karl Schab, Director of Finance William Bettcher and Clerk of Council Marilyn McLaughlin.

Mr. McIntire moved that Councilman John Davis be excused from this Meeting. Mr. Stubbs seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Minutes of the Meeting of March 5, 1973 had been distributed prior to this Meeting. Mr. McIntire moved that the Minutes of the Meeting of March 5, 1973 as distributed, be approved. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mr. Stone abstained.

Mr. Victor Green, 7715 Glenbrier Place, representing the Black Oak Civic Association and other Citizens of Centerville, offered his congratulations to Council for the recent Court Decision rendered on the Frank Hill-Smith Property rezoning. He suggested that a constructive effort be made to provide a zoning for the area which would be easier to develop: B-1 zoning 200-250 feet deep fronting Clyo Road across from industrial zoning, and a R-2 strip to buffer a R-1 strip along the present Black Oak Estates residences. Mr. McIntire advised that if any rezoning takes place it will start at the beginning.

The Public Hearing concerning Ordinance Number 15-73 was held. Mayor Hoy read the provisions in the Contract. Mr. McIntire sponsored Ordinance Number 15-73, An Ordinance Authorizing And Directing The City Manager To Enter Into A Contract For The Services Of A City Planner With Robert Winterhalter, 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 17-73 was held. Mr. Smith reviewed appropriations in the various funds.

Mr. Charles Rush, 534 Duberry Place, wondered whether money has been appropriated to update the traffic light system in Centerville. City Manager James Smith pointed out that the Capital Improvement Fund provides for additional traffic lights to be installed, there is included in the Topics Plan a complete interconnection of traffic lights along State Route 48 from Franklin Street to Whipp Road; Centerville's share in the Topics Plan is included in this years budget.

As requested by Mr. McIntire, Director of Finance William Bettcher explained how \$95,000.00 has been appropriated in the Capital Improvement Fund for street construction. Mr. McIntire pointed out that a total of approximately \$211,000.00 will be spent on street improvement in 1973.

Mr. Paul Kiefer, 7825 Rain Tree Road, questioned the money being spent for Income Tax administration. Mayor Hoy advised that Centerville will consider administering the Tax when the space becomes available, hopefully in 1973.

Mr. Sweetman sponsored Ordinance Number 17-73, An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of Centerville, State of Ohio, During The Fiscal Year Ending December 31, 1973, and moved it's adoption. Mr. Stubbs seconded the motion. A roll call vote

RECORD OF PROCEEDINGS

Minutes of

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

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resulted in six ayes in favor of the motion.

Mr. Robert Archdeacon, from the Ralph L. Woolpert Company and representing Greenbrier Commons, explained three different aspects for improving State Route 725 at the proposed entrance for Greenbrier Commons. He recommended the third aspect: creates a new additional lane on the north side of the roadway, provides for a left turn stacking lane into the development for traffic traveling east and provides a possible green space with curb or whatever is the desire of Council, between the two lanes which would be the continuation of the left turn lane. Mr. Stone suggested that, in lieu of the green space and curb, the pavement be striped and rumble strips be installed and illuminated in the dark. Dedicated will be 60 feet of right-of-way north of the centerline of Alexandersville-Bellbrook Road. Mr. Archdeacon advised that the widening of Alexandersville-Bellbrook Road will take place while the first Section of Greenbrier Commons is under construction, the roadway should be completed in 60 days. Mr. David Anderson with Greenbrier Limited advised that parking for construction workers will be provided around the old farm house on the subject property and an access road will be prepared to prevent the deposit of mud on the roadway. City Engineer Karl Schab recommended that the center island of Greenbrier Lane have concrete curbing, that the widening of Alexandersville-Bellbrook Road be one of the first items in the construction schedule thereby lessening the danger for rear-end collisions, the Performance Bond be increased to \$35,000.00 and an Inspection Fee of \$166.40 be required. He also recommended that aspect number three be required incorporating Mr. Stone's suggestion. The Planning Commission recommended approval of the Plan for Greenbrier Commons, Section One, by a 6-0 vote. Mr. Sweetman stressed the importance of this location being adequately posted with warning signs. Mr. Stone moved that the Plan for Greenbrier Commons, Section One, be approved in accordance with the City Engineer's recommendations and subject to the receipt of the Performance Bond and Inspection Fee. Mr. Stubbs seconded the motion. A roll call vote resulted in five ayes in favor of the motion.

The unimproved right-of-way of Bigger Road at the dead end of Bigger Lane was discussed by Council. Mayor Hoy read the Council Minutes of October 19, 1970 at which time Black Oak Estates II, Section Five was approved. He suggested that acquisition of the construction cost for improving this right-of-way be pursued and the improvement proceed.

Mayor Hoy read proposed Resolution Number 13-73. Mr. Stubbs sponsored Resolution Number 13-73, A Resolution Objecting To Application No. 8268054 To The Ohio Department Of Liquor Control By Dale R. Smith And Edward C. Kostic Doing Business As Far Hills Kitchen, 6220 Far Hills Avenue, Centerville, Ohio For A D-5 Liquor Permit, and moved that it be passed. Mr. Stone seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Sweetman reviewed the Meeting held on March 15, 1973 concerning Cable TV with Battelle Memorial Institute. He suggested that Council set a Work Session to arrive at a position on Cable TV. Mr. Stubbs suggested inviting Mr. Al Cinder, the Technical Advisor to the South of Dayton Cable TV Franchise Study Committee and the President of Dayton Communications Corporation, to address Council on this matter in a Work Session.

Clerk of Council Marilyn McLaughlin advised that a Notice of Intent to Appeal and the Appeal has been received from the Black Oak Development Company in reference to a Planning Commission Decision rendered on February 27, 1973 concerning their Rezoning Request. A Public Hearing has

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been set for April 2, 1973 concerning this matter.

Mayor Hoy advised of his contact with Miami Valley Civil Defense Executive Director Dickson Burrows. Being developed is a set of emergency plans for the various Cities to be coordinated for Civil Defense; to be in the area of floods, fires, hurricanes, disasters, etc. It has been suggested that representatives from each Municipality be either the Chief of Police or the Assistance Chief of Police. Mr. McIntire moved that Council appoint the Acting Chief of Police as Centerville's Representative to this organization. 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:

Mr. McQueeney, in consideration of Village South residents, suggested that the City Engineer review the drainage from the Loop Road area onto the Village South plat. Mr. Schab currently is reviewing this and will determine what is needed for a permanent solution. Mayor Hoy requested that this matter be pursued.

Mr. Stubbs suggested that the auxiliary police or an off duty police officer patrol the subdivision area for vandalism. Mr. Smith will review this for some type of a program.

Mrs. McLaughlin advised that 5 Applications for the City Beautiful Commission, 9 for the Arts Commission, and 1 for the Board of Architectural Review have been picked up, 3 for the Arts Commission have been completed and returned.

There being no further business, the Meeting was adjourned.

Approved:



 Mayor

ATTEST:



 Clerk of Council