

RECORD OF PROCEEDINGS

Minutes of

SPECIAL

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held

September 18 ,

19 72

SPECIAL MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session on Monday, September 18, 1972 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 Deputy Mayor John McIntire presiding. Councilmen present were as follows: Leonard Stubbs, Charles McQueeney, J. V. Stone, John Davis, Russell Sweetman, City Manager James Smith, Municipal Attorney Robert Farquhar, City Engineer Karl Schab, and Clerk of Council Marilyn McLaughlin.

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

Mr. Davis reported on the Planning Commission Meeting held September 12, 1972. He reviewed the Rezoning Request of William Forbes to rezone 52.7 acres of land from Washington Township R-4 to Centerville EC and B-2 zone classifications, the property lying on the west side of Wilmington Pike and just south of proposed I-675. The Planning Commission recommended approval of this Request by a 5-0 vote. Mr. Davis explained an original Rezoning Request by Mr. Forbes for the same land and how this revised Request differs to meet Planning Commission's recommendation. Mr. Davis moved that Council set the Rezoning Request of William Forbes for Public Hearing on November 6, 1972. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. McIntire requested that an overall map and the Planner's objectives for the area be available at the Public Hearing. Mr. Sweetman suggested that the original Request also be available.

The Public Hearing concerning Ordinance Number 55-72 was held. Mr. Smith reviewed the proposed Ordinance. Monies have been appropriated for this improvement through County Permissive Tax money and the City's 20% share. Mr. Smith recommended accepting the Bid of Finke Construction Company. Mr. Davis moved that Council accept the City Manager's recommendation, he sponsored Ordinance Number 55-72, An Ordinance Accepting The Bid Of Finke Construction Company To Improve Rahn Road, The Westbound Lane From Marshall Road East 872 Feet And Across The Penn Central System Right-Of-Way 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. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

The Public Hearing concerning Ordinance Number 56-72 was held. Mr. Smith reviewed the proposed Ordinance, the alley to be vacated is the first alley south of East Ridgeway Road east off North Main Street. All property abutting the alley in question is owned by the Baptist Church. Mr. Frances Barton, representing the Baptist Church, reviewed for Council the dangerous situation presently existing because of public use of the alley. Mr. Sweetman sponsored Ordinance Number 56-72, An Ordinance To Vacate An Alley Which Runs Between North Main Street And Maple Street, Centerville, Ohio, and moved that it be passed. Mr. Davis seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Mr. Smith reviewed the Areawide Topics Plan For The City Of Centerville, Ohio as prepared by Montgomery-Greene County Transportation And Development Planning Program. He advised that Council is not bound on any proposal by the acceptance of this Topics Plan. Council has agreed in the past to it's contents except with the realignment of Feedwire Road.

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427

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19

Mr. McIntire questioned State Route 725 being listed as a Federal Aid Secondary Highway. Mr. Stone sponsored Resolution Number 22-72, A Resolution Adopting "Areawide Topics Plan For The City Of Centerville, Ohio", Prepared By Montgomery-Greene County Transportation And Development Planning Program, and moved that it be adopted. Mr. Stubbs seconded the motion. Mr. McIntire requested that the Clerk of Council inform the Greene County Commissioners and the Trustees of the subject Township that Council, in passing this Resolution, has not accepted the realignment of Feedwire Road as outlined in the Topics Plan. A roll call vote resulted in six ayes in favor of the motion. Mr. Smith will also notify the Engineering Departments of Council's intention.

Mr. Smith reviewed Resolution Number 21-72, an Ordinance which would ratify a Contract for Bowser-Morner Testing Labs., Inc. to conduct tests for Centerville's 1972 resurfacing program. According to the Contract the cost will not exceed \$2,250.00 regardless of weather conditions. Mr. Stubbs sponsored Resolution Number 21-72, A Resolution Ratifying A Contract With Bowser-Morner Testing Labs, Inc. For The Conduct Of Tests For The Street Resurfacing Program, and moved that it be passed. Mr. McQueeney seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

City Engineer Karl Schab reviewed the Drainage Plan for Ronco Subdivision Number One and recommended approval. Mr. Davis moved that Council accept Ronco Subdivision Number One in accordance with the map approved by the Centerville Planning Commission on September 12, 1972. Mr. Sweetman seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. McIntire suggested that the City outline a set of procedures for developers to follow in the acceptance of a Plat.

Mr. Stubbs reported for the Public Health And Safety Council Committee concerning the improvement of East Franklin Street at the new High School site. A Meeting has been set with the School Board for September 28, 1972 at 8:00 P.M. at the office of the School Board.

Mr. McIntire brought attention to the fact that Mr. Robert Ackerman has resigned from the Centerville Planning Commission. Council received his letter of resignation on September 11, 1972 effective immediately. Council will be receiving Applications for this vacancy.

Mr. Thomas Lanik, 1510 Ambridge Road, questioned the progress being made relative to his drainage problem in Black Oak Estates. Mr. Smith reviewed the result of the Work Session held on September 14, 1972 relative to this matter. Mr. McIntire pointed out the fact that correction of the drainage problem is Administrative not a Legislative problem.

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

Mr. Stone wondered what had been done relative to his previous suggestion, that of placing utility lines underground. Mr. Smith advised that it would be agreeable in the new developments. Mr. Stone suggested that Legislation be prepared to require utility lines be underground in the new developments. The City Planner will include this in his revision of the Sub-Division Regulations.

Mr. Davis suggested that the City provide to the residents, the service of picking up large items for disposal. Mr. Smith advised that this is currently being done for a nominal fee.

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19

Mr. Stubbs wondered whether the City should review some type of public transportation within the City. Mr. McIntire referred this matter to the Public Services Council Committee.

Mr. Stubbs encouraged future meetings with the Township Trustees, School Board, Park District and the Planning Commission to discuss the needs of the Community. Council concurred that a proposed agenda be prepared for such a Meeting to be set up by all Parties concerned. Mr. McIntire suggested that such a Meeting be proposed for sometime in December, that Council direct agenda suggestions to the Clerk of Council within the next two weeks for Council's consideration at the October 2, 1972 Meeting, and the Clerk ultimately set a Meeting in concurrence with the other Parties for a desirable date in December.

Mr. McQueeney, in consideration of the 3 to 3 vote of Council on August 21, 1972 relative to approval of the streets in the Chevy Chase Project, outlined his following conclusions: 1. Council should co-operate with the spirit of the Housing Dispersal Plan prepared by MVRPC, 2. The Developer has been deprived the right of building this project in accordance with the zoning in 1961, 3. Personal feelings should be set aside concerning Chevy Chase and Council should consider the dedication of perimeter streets in accordance with the Planning Commission's request, 4. Adequate Bonding will provide the City with streets built to Centerville Standards. In consideration of these conclusions, Mr. McQueeney moved that Council reconsider the motion to accept dedication of the perimeter streets of Chevy Chase. Mr. Davis seconded the motion. A roll call vote resulted in four ayes in favor of the motion. Mr. McIntire and Mr. Sweetman voted no. Mr. McQueeney moved that Council accept the recommended Bond for Chevy Chase Park Number One in the amount of \$161,000.00 to cover the construction of the perimeter streets of Chevy Chase Park, sewers and sidewalks and including the two tap in points and subject to the posting of the recommended Bond and the receipt of an Inspection Fee of \$382.00, Bond to be in accordance with the letter of the City Engineer dated August 21, 1972. Mr. Stubbs seconded the motion. A roll call vote resulted in four ayes in favor of the motion. Mr. McIntire and Mr. Sweetman voted no.

Mr. McIntire reviewed his concern with the Chevy Chase Project, he feels it is a government socialist project in which he does not believe. He feels that the majority of the citizens of Centerville are opposed to this project, and he represents this majority.

There being no further business, the Meeting was adjourned.

Approved:

[Signature]
Mayor

ATTEST:

[Signature]
Clerk of Council