

Held

October 18,

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The Council of the City of Centerville, County of Montgomery, State of Ohio met in Special Session, October 18, 1971 at 8:00 P.M. at the Centerville Municipal Building. The Meeting was opened with the Pledge of Allegiance to the Flag with Councilman John McIntire presiding. Other Councilmen present were as follows: Victor Green, John Zengel, Russell Sweetman, City Manager James Smith, Municipal Attorney Robert Farquhar, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of October 4, 1971 had been distributed prior to this Meeting. Mr. Sweetman moved that the Minutes of the Meeting of October 4, 1971 as distributed, be approved. Mr. Zengel seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

The Minutes of the Meeting of October 11, 1971 had been distributed prior to this Meeting. Mr. Sweetman moved that the Minutes of the Meeting of October 11, 1971 as distributed, be approved. Mr. Green seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mr. Bernard Schramm, 310 South Village Drive representing the Village South Civic Association, appeared before Council to obtain the City's intention regarding the settlement for damages to the storm sewer system and the dredging of the open storm drainage ditch in the Village South Plat and the restoration of the buffer zone lying between the J.S. Davis Property and said Plat. Mr. McIntire advised that the City intends to present a claim for said damages and read a letter sent to Mr. Manuel Mayerson, Dayton Construction Company requesting the planting of 40 trees in the buffer zone, five to be at least four inches in diameter and 35 to be one to one and one-half inches in diameter; planting to be by November 1, 1971 or shortly thereafter. A letter has also been sent to Mr. J.S. Davis itemizing the cost for cleaning silt and mud from the streets in the Village South Plat resulting from run off from the Davis Property on Loop Road during recent rain storms. Mr. Smith advised that the drainage ditch will be cleaned as soon as weather permits. Mr. Schramm thanked Council for their concern and action concerning the planting in the buffer zone. Mr. Sweetman suggested and Mr. Smith will pursue the sodding of the buffer zone to be accomplished by November 1. He will review the method for sodding and report back to Council.

Mr. Len Hauch, Safety Director for the Dayton Automobile Club, presented to Council a Pedestrian Safety Award for the year 1970 for the City of Centerville. Reviewed were 666 Communities in a population group of 10,000 to 25,000.

Mr. Bob Vaughan, Transportation Coordinating Committee, appeared before Council to explain their proposed area wide Early Topics Plan for the City of Centerville. They desire to recommend the following three projects to the State of Ohio, Department of Highways for early implementation under the Topics program: 1. Whipp Road Rail Crossing and widening, 2. Main Street recommendations, and 3. Rahn Road Rail Crossing and widening. While the proposal was reviewed, Council pointed out the need for a traffic signal on State Route 48 at North Village Drive. Mr. Leonard Stubbs, 440 Sunnyclyff Place and Mr. McIntire stressed pedestrian safety on East and West Franklin Street in consideration of the location of the present High School and proposed High School. The total cost of the projects is estimated to be \$518,000.00: Whipp Road - \$310,000, Main Street - \$168,000, and Rahn Road \$40,000; funding to be through Topics, State Matching, Penn Central, \$5.00 License Fee and the City. Mr. McIntire and Mr. Green pointed out the need for a Council Work Session to review this proposal prior to Council's approval.

City Manager James reported on the Planning Commission Meeting held October 12, 1971. He explained the Rezoning Request from the R and R Development Company to rezone 70.614 acres of land lying on the west side of Wilmington Pike north of State Route 725 from Washington Township R-4 classification to Centerville R-2 Classification. The area would be divided into 141 lots with a 6.5 acre park deeded to the Centerville-Washington Park District. The Planning Commission unanimously recommended approval of this Request. Mr. Sweetman moved that Ordinance Number 76-71, An Ordinance Amending Ordinance Number 15 Dated December 11, 1961, The Zoning Ordinance, By Re-Zoning 70.614 Acres, More Or Less, From Washington Township R-4 Classification To Centerville

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R-2 Classification, be set for Public Hearing on December 20, 1971. Mr. Zengel seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mr. Alex Browning, Centerville City School Psychologist, explained the Drug Education Program existing in the Centerville High School. The program includes 43 high school students, 2 adults and 2 college age students, students being of all representations. He advised that revenue has been received from the Centerville Lyons Club and other sources; he asked for a contribution from the City of Centerville. Money is needed to compile a reference library for the program. Mr. McIntire requested that the program be presented in writing to Council for their review and the requested contribution be considered following review of the program.

The Public Hearing concerning Ordinance Number 77-71, was held. This is the Rezoning Request of the Black Oak Development Company for property on the east side of Clyo Road north of Centerville Station Road. Requested is a change of 13.632 acres from Washington Township R-3 classification to Centerville R-3 and B-2 classification. Covenants have been received by the Municipal Attorney restricting the B-2 zoning to B-1 Uses and restricting the R-3 area to sixteen doubles and four-four family apartment buildings. The Planning Commission recommended approval of this Rezoning Request by a 5-0 vote.

Mr. Robert Archdeacon, representing the applicant, explained the proposal. Black Oak Drive will proceed westward from Black Oak Estates 1 through this property to Clyo Road.

Mrs. Nora Lake, 1470 Black Oak Drive, wondered what provisions have been made with the Developer concerning the future widening of Clyo Road. Mr. Smith advised that the Planning Commission is currently discussing the required right of way for Clyo Road in the future. Mr. Archdeacon explained that the Developer would widen and improve the roadway according to thoroughfare standards.

Mr. Green sponsored Ordinance Number 77-71, An Ordinance Amending Ordinance Number 15, Dated December 11, 1961, The Zoning Ordinance, By Re-Zoning 13.632 Acres, More Or Less, From Washington Township R-3 Classification To Centerville R-3 And B-2 Classifications, and moved that it be passed. Mr. Zengel seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

The Public Hearing concerning Ordinance Number 75-71, was held. Mr. Farquhar explained the proposed Ordinance. The Ordinance provides for the position of and sets the compensation for the Acting Police Lieutenant and increases the duties and amends the compensation for the Building Inspector. Mr. Zengel sponsored Ordinance Number 75-71, An Ordinance To Amend Ordinance Number 4-71 For A Table Of Organization, Personnel Classification, 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 four ayes in favor of the motion.

Clerk of Council Marilyn McLaughlin advised that an appeal has been received from Attorney James Cruenburg in behalf of the Sun Oil Company reference to the Planning Commission Decision made concerning their Rezoning Request on September 28, 1971 for the Property at the southwest corner of Main and Franklin Streets. A Public Hearing has been set on this Request for November 15, 1971.

Mr. Robert Archdeacon, Ralph L. Woolpert Company, explained the Preliminary Plan for Black Oak Estates Four. This land lies east of the previously heard Rezoning Request and west of the present Black Oak Estates 1. The Plan includes a continuation of Black Oak Drive and an extension of Rain Tree Drive. It consists of 28 lots, all being at least 20,000 square feet. The Planning Commission has recommended approval of this Preliminary Plan. Discussion which followed indicated Council's concern for sidewalks along the long cul-de-sac proposed in the Development. This information will be relayed to the Planning Commission by the City Manager at the time the Record Plan is considered for approval. Mr. Green moved that the Preliminary Plan for Black Oak Estates Four be approved as presented. Mr. Sweetman seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

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Mr. Zengel moved that Ordinance Number 78-71, An Ordinance To Amend Ordinance Number 4-71 By Eliminating the Salary For The Chief Of Police For Such Period Of Time As The City Manager Continues To Serve As Police Chief, be set for Public Hearing on November 8, 1971. Mr. Sweetman seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

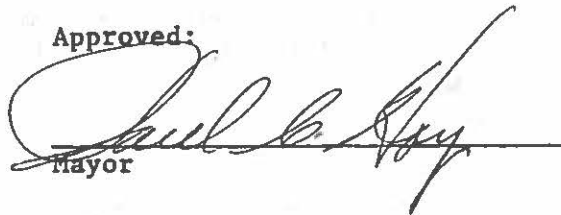
Mr. Sweetman moved that Ordinance Number 79-71, An Ordinance To Amend Ordinance Number 4-71 By The Addition Of A Second Inspector In The Building Division, Department Of Development, be set for Public Hearing on November 8, 1971. Mr. Green seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mr. Green moved that Council suspend Article II, A. Council Rules to eliminate a Council Meeting on November 1, 1971. Mr. Sweetman seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

While the poll of Council Members was taken, Mr. Green related to Council a Citizen's satisfaction with the service of the newly appointed City Manager.

The Meeting was then adjourned.

Approved:


Mayor

Attest:


Clerk of Council