

## RECORD OF PROCEEDINGS

Minutes of

REGULAR

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held February 2

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The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session, Monday, February 2, 1970 at 7:30 P.M. at the Municipal Building with Councilman John Zengel presiding. Councilmen present were as follows: Victor Green, John McIntire, J. V. Stone, City Manager John Griffin, Engineer Frank Williams, Municipal Attorney Robert Farquhar, Director of Finance Ronald Budzik, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of January 19, 1970 had been distributed prior to this meeting. Mr. McIntire advised that the third sentence in the twenty-ninth paragraph should read "Mr. McIntire respects Mr. Stone's right to an opinion". Mr. Green suggested that in the future motions should read as Council wishes them to appear. Mr. McIntire moved that the Minutes of the Meeting of January 19, 1970 as amended, be approved. Mr. Green seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

City Manager John Griffin reported for the Planning Commission. He reviewed the Public Hearing held before the Commission concerning the Variance Request of Myrna Ryan to operate a Day Nursery at 110 Lyons Drive which is in R-1 Zoning Classification. This item was deferred until February 24 pending a legal opinion and further Planning Commission study.

Mr. Griffin reviewed revisions to the plan as submitted by Loring Duff in reference to his Special Use Application under Washington Township Zoning. This matter will be further considered at the Planning Commission Meeting on February 18.

Mr. Griffin advised that a Public Hearing has been set before the Planning Commission on February 24 to consider a Residential Development Plan submitted by Robert Riordan, Senate Builders for the Weidner Farm on East Centerville Station Road.

Clerk of Council Marilyn McLaughlin advised that four letters have been received from participants of the Recreation Program requesting that the program be reinstated when funds become available.

Mr. Zengel read the following Mayor's Report:

|                       |            |
|-----------------------|------------|
| Mayor's Court         |            |
| Fines and Forfeitures | \$ 752.00  |
| Costs                 | 376.00     |
|                       | <hr/>      |
| Total                 | \$1,128.00 |

|                         |  |
|-------------------------|--|
| Zoning Permits          |  |
| 2 One family residences |  |
| 1 Commercial            |  |
| 1 Sign                  |  |
| 1 T. V. Tower           |  |

Mr. McIntire moved that the Mayor's Report as submitted, be accepted. Mr. Green seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mr. Griffin gave his City Manager's Report. He read a letter received from the State Highway Department concerning the resurfacing project for State Route 48. The Engineer's estimated cost of the project in Centerville is \$53,880.00; of this cost 20% would be Centerville's share, 80% State Highway. Mr. Green wondered if Centerville's share could be received from the County through the \$5.00 License Fee. Mr. McIntire felt Council should proceed with this project and pursue resources for it's funding so that it can be worked out for this year. Mr. Green suggested that a letter be written to the State Highway Department stating that Centerville intends to move forward on this project but is presently researching avenues for the necessary funds.



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Mr. Griffin advised that he would like to proceed to sell three vehicles presently being used by the City. Following discussion, Council concurred to sell the 1962 Animal Wagon, 1962 Ford Pick Up Truck, and the 1966 Ford Sedan.

The Ralph Woodley and Paul Moody Development on East Alexandersville-Bellbrook Road was briefly reviewed. Municipal Attorney Robert Farquhar advised that because this is an extensive revision of the original proposal, this matter should be referred back to the Planning Commission for their recommendation. Mr. McIntire moved that this matter be referred to the Planning Commission for study. Mr. Stone seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mr. Griffin reviewed the qualifications of the newly named Fire Chief Harry Burdick for Centerville and Washington Township. Mr. McIntire suggested and Council concurred that the Clerk of Council send to Mr. Burdick a letter of welcome to our Community from Mayor Hoy, City Council, and the Administration.

Mr. Griffin read a letter received from Carl Bauer concerning the East Franklin Street Project. Mr. Bauer made reference to his letter dated May 13, 1969 in which he stated that the cost for any additional work must be paid for by the City of Centerville, thus he denied the City's request for additional funding. The estimate and summary of final cost concerning the East Franklin Street Project prepared by Mr. Griffin was reviewed.

Mr. Griffin explained a modification requested by the developer American Modulars in their development plan of Terrace Villa. They would like to leave the drainage ditch open across the four acres to be donated to the City. Council agreed that no modification be made in the development. Mr. Griffin advised that he has received an offer to convey a park lot to the City in the Terrace Villa Plat. This was referred to Municipal Attorney Robert Farquhar for review.

City Manager John Griffin reviewed Ordinance Number 6-70. The changes as previously discussed have been made. Mr. Stone sponsored Ordinance Number 6-70, An Emergency Ordinance To Amend Ordinance Number 2-70 Of January 19, 1970 For A Table Of Organization, Personnel Classifications, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio, and moved that it be adopted. Mr. McIntire seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

Mr. Stone moved that Ordinance Number 7-70, An Ordinance To Amend Ordinance Number 2-70 Of January 19, 1970 For A Table Of Organization, Personnel Classifications, Rates Of Pay, And Regulations For Employees Of The City Of Centerville, Ohio, be set for Public Hearing on February 16, 1970. Mr. McIntire seconded the motion. A roll call vote resulted in four ayes in favor of the motion.

The Conditional Use Application of Jack Mitchell for a Day Nursery on Country Manor Lane was reviewed by Council. The matter had been tabled pending information concerning a new Ohio Law. Mr. Griffin advised that a copy of the law has been received and that Day Care Centers, and the like are not affected by this law until July 1, 1970. Nurseries and Day Care Centers at that time will have to meet the requirements of the law in order to receive their license to operate. Mr. Stone moved that the Zoning Permit be issued to Jack Mitchell to permit the Conditional Use Request for a Day Nursery on Country Manor Lane. Mr. Zengel seconded the motion. Mr. McFadden advised that after this has been approved by Centerville, plans will be submitted to him for approval. After consideration of the requirements for a Day Nursery as set forth in the Zoning Ordinance, Mr. McIntire suggested that the City Administration research this matter and determine whether or not it conforms to all the requirements, and present their findings at the next Council Meeting. Mr. Stone withdrew his motion, Mr. Zengel withdrew his second to the motion.



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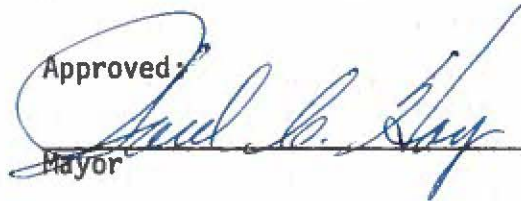
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Mr. Griffin reviewed a proposed improvement to the Railroad Crossing on Whipp Road. Funding for the project could be provided by the Railroad Company, the City of Centerville, property owners. He summarized the Construction Cost Estimate. He proposed no cost to the City of Centerville, by this portion being paid for through the County \$5.00 License Fee. Mr. Zengel suggested that Mr. Griffin get a progress report from the City of Kettering concerning the development of their area, investigate the possibility of receiving County aid, and check with the property owners concerning their participation in the project. Mr. McIntire felt a top priority list of these types of projects and the solution to their financing should be prepared and presented to Council later this month. Mr. Griffin will further investigate this matter and bring facts and figures before Council at a future Council Meeting.

Mr. Green commended the Street Department for their outstanding snow control on the City Streets in recent weeks.

The Meeting was then adjourned.

Approved



Mayor

Attest:



Clerk of Council