

## RECORD OF PROCEEDINGS

Minutes of

SPECIAL

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held

May 18,

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The Council of the City of Centerville, County of Montgomery, State of Ohio, met in Special Session, Monday, May 18, 1970 at 7:30 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: Harold Wells, John Zengel, J.V. Stone, John McIntire, Victor Green, John Davis, City Manager John Griffin, City Engineer Frank Williams, Municipal Attorney Robert Farquhar, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of May 4, 1970 had been distributed prior to this Meeting. Mr. McIntire advised that the following should be added after paragraph 6 in the City Manager's Report: "It was requested that the Municipal Attorney conclude options which Centerville may have on the Sub-Divider's Agreement or Zoning Ordinance relative to the conclusion of a project relative to topographical culminations." Mr. Davis moved that the Minutes of the Meeting of May 4, 1970 as amended, be approved. Mr. Wells seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Davis sponsored Resolution Number 7-70: A Resolution Endorsing Passage Of A 1.25% City Income Tax To Be Voted On At A Special Election On June 23, 1970, and moved that it be adopted. Mr. McIntire seconded the motion.

WHEREAS, in order to maintain and continue to improve the high level of programs and service offered by the City to its citizens, new sources of revenue are needed; and

WHEREAS, the cost of such programs and services should be spread over as a broad a base as possible; and

WHEREAS, a municipal income tax will accomplish this result more than any other means of financing; and

WHEREAS, it is the intention of the Council of the City of Centerville to make clear to the Citizens of Centerville the need for the Income Tax Issue which is the "Key to Progressive Growth";

NOW, THEREFORE, BE IT RESOLVED

That the Centerville City Council hereby endorses the Centerville Income Tax Committee's program for utilization of the funds from the proposed income tax and requests all citizens to vote for the passage of the tax at a special election to be held June 23, 1970.

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

Mayor Hoy called a recess in the Council Meeting at this time to provide for a News Conference by the Centerville Income Tax Committee. The Conference was chaired by Mr. William Tarkenton. Topics explained were:

1. Reasons for asking for an Income Tax for Centerville.
2. How the revenue will be utilized.
3. How the City will benefit from the tax.

Following a complete presentation by the Committee, the Council Meeting was reconvened by Mayor Hoy. Mr. McIntire sponsored the following Resolution: William Tarkenton and the Committee of Citizens from Centerville for the hard work and many hours spent on the Income Tax Proposal", and moved that it be adopted. Mr. Green seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. John Hackett, 103 Goldengate Drive, appeared before Council concerning the condition of two properties in the Washington Park Plat: the lot at the south west corner of Alexandersville-Bellbrook Road and Goldengate Drive, and the property at 44 Elmwood Drive. He asked that Route 48 be striped between the buttons and questioned the widening of State Route 725. (Alexandersville-Bellbrook Road). Mr. McIntire advised that if Route 48 is not striped by the State, it will be by Centerville. Mayor Hoy requested that City Manager John Griffin contact the Edward J. DeBartolo Corporation concerning the widening of State Route 725. Mr. Zengel suggested placing a dead line on this widening and if not complied with, legal action be initiated by the City. Mayor Hoy advised that the City will investigate the condition of the two properties mentioned above and seek compliance with City Ordinances.

Mayor Hoy brought attention to the fact that wrecked automobiles are being stored at various service <sup>stations</sup> in the City. He requested that the Municipal Attorney draft an Ordinance prohibiting the storage of such vehicles.

Resolution Number 8-70, "The Centerville Council extends a special thank you to Mr."



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Mr. John Long, 68 Goldengate Drive, appeared before Council to endorse Mr. Hackett's complaints.

Mr. Don Blair, 200 Bethel Road, appeared to remind Council of the problem of speeding cars on Bethel Road. Mayor Hoy requested that the City Manager have radar enforced on this street periodically.

Mr. John Long reviewed the traffic conjection existing on Alexandersville-Bellbrook Road during the open hours of the Gold Circle Store. He asked for a possible solution to the problem. City Manager John Griffin will further review this matter.

Clerk of Council Marilyn McLaughlin read two letters received concerning the hazardous condition of excessive speed on West Ridgeway Road. They were received from Mr. Robert Perkins, 32 West Ridgeway Road, and Mr. Robert Ryan, 88 Davis Road. Mayor Hoy requested that the City Manager research this and seek a solution to the problem. Mr. Stone requested that a report from the Police Department be given to Council at the next Council Meeting concerning police activity on Bethel Road and West Ridgeway Road; Mr. Green added State Route 48.

The traffic and speed conditions on State Route 48 between Alexandersville-Bellbrook Road and Whipp Road was discussed by Council. Mayor Hoy requested that the City Manager and Municipal Attorney review permitted speed limits for Route 48, for that portion within the City limits, to determine if and how much the speed limit should be lowered.

John Griffin gave his City Manager's Report. He explained a change in the billing procedure by Town and Country Sanitation Service, and made reference to a letter received from the Company's Attorney advising that the rate has been increased retroactively to May 1, 1970. Council agreed that a complete cost breakdown must be presented before the contract will be renegotiated. Mr. Griffin will advise Frank Hoffer immediately that there will be no increase in rate until the contract is renegotiated.

The Notice of Public Hearing concerning the Application for a Conditional Use for a Residential Development Plan submitted by Senate Builders, Inc., was read by the Clerk of Council. The property in question is located at 1856 East Centerville Station Road.

Mr. Wells reviewed this request and located the property on a map. The area does not contain a park, it is not adjacent to a park, has no access to a park, but a park is within the quarter section. The Planning Commission denied the request based on their interpretation of the Zoning Ordinance that the plan did not conform to the terms of the Zoning Ordinance under Section 5 Definitions: Area Per Family For Residential Development Plan.

Mr. John Koverman, Attorney for the Applicant, advised that all the requirements in the Zoning Ordinance have been met; he briefly outlined his interpretation.

Municipal Attorney Robert Farquhar advised that in his opinion the request does conform to the requirements of the Zoning Ordinance square footage per lot, but there is a question in the width of some of the lots being less than 100 feet.

Milton Hack, 7948 Southbury Drive, wondered how people in the proposed development would have access to the park in Black Oak Estates.

Mr. McIntire suggested that this matter be referred back to the Planning Commission for a more suitable arrangement in the Plan.

Mr. Green moved that this matter be returned to the Planning Commission for their consideration of the facts brought out in this Public Hearing. Mr. Stone seconded the motion. Mr. Koverman agreed to this matter's reference back to the Planning Commission.

Mayor Hoy was called from the Meeting at this time, Mr. Davis presided.

A roll call on the previous motion resulted in six ayes in favor of the motion.



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City Engineer Frank Williams reviewed the work presently being done to rectify the drainage problem in Red Coach. Mr. George Steller is making the improvement at no cost to the City of Centerville.

Mr. Williams advised that Mr. Robert Personale is soliciting signatures on the project cost agreement for the improvement of East Whipp Road. City Manager John Griffin reviewed a letter received from Mr. Personale outlining his work to date. Mr. Personale and Mr. Griffin will coordinate work with the County Sanitary Department in planning for the East Whipp Road improvements.

Mr. Williams explained a proposal for storm sewer construction at the rear of 40 and 50 Johanna Drive received from Pyper Construction Company. The improvement cost would be \$5,600.00 subject to access to the construction site from the property belonging to Dr. Thomas. This includes the furnishing and installation of a 42 inch pipe. Mr. Stone suggested presenting this cost to the property owners to determine their intention in this matter. Mr. Green would like to see what the cost would be for a 24 inch "in place" pipe and what the City's share might be according to Centerville's policy.

Mr. Williams explained his cost estimate concerning the drainage problem at 190 and 200 Bethel Road. Mr. Zengel recommended that he and Frank Williams review this matter; he suggested a remedy which would cost considerably less than the estimate. Some excavation would be required on the Dr. Thomas Farm. Mayor Hoy requested that firm proposals and written permission, if necessary, from Dr. Thomas be presented at the next Council Meeting.

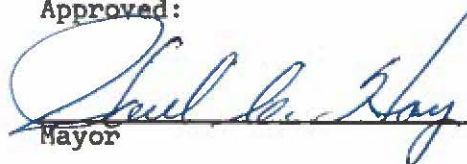
Mayor Hoy requested that the field trip to Maryland to study innovative, planned communities on June 24 - 25, be referred to the Planning Commission for their recommendation.

Mr. Tom Price, owner of the Village Square Apartment Project off South Main Street explained his reasons for request for dedication of Cranston Court as a public alley. Mayor Hoy advised that this item should be submitted to the Planning Commission prior to coming before Council.

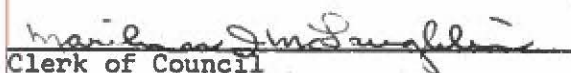
The removal of victims in the case of an emergency within the City was discussed by Council. Council agreed that it is the policy of the City of Centerville that in the case of all emergencies within the City Limits, the victim shall be removed without a prior determination as to the victim's life or death by the rescuing agency. Mr. Wells moved that Mr. Farquhar write a letter containing Centerville's policy to the Washington Township Trustees and to Fire Chief Harry Burdick. Mayor Hoy seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

The Meeting was then adjourned.

Approved:

  
Mayor

Attest:

  
Clerk of Council

5/31/70 - checked to file,  
W.R. Ahick, State Examini-