

## RECORD OF PROCEEDINGS

Minutes of

REGULAR MEETING

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held August 4, 1969 19

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Regular Session, Monday, August 4, 1969 at 8:00 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: Harold Wells, Richard Miller, John Davis, J. V. Stone, City Manager John Griffin, Engineer Frank Williams, Municipal Attorney Robert Farquhar, Director of Finance Ronald Rudzik, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of June 16, 1969 had been revised and distributed prior to this Meeting. Mr. Wells moved that the minutes of the Meeting of June 16, 1969 as distributed and revised, be approved. Mr. Miller seconded the motion.

Councilman John Zengel entered the Meeting at this time.

A roll call vote on the previous motion resulted in four ayes in favor of the motion. Mr. Davis and Mr. Zengel abstained.

The Minutes of the Meeting of July 7, 1969 had been distributed prior to this Meeting. Mr. Davis moved that the Minutes of the Meeting of July 7, 1969 as distributed, be approved. Mr. Wells seconded the motion. A roll call vote resulted in three ayes in favor of the motion. Mr. Miller, Mr. Zengel, and Mr. Stone abstained.

The Minutes of the Meeting of July 21, 1969 had been distributed prior to this Meeting. Mr. Zengel advised that the third sentence in the second paragraph should read "This could be an assessment upon the property owners and the payment time could be contained in an Ordinance." Mr. Davis moved that the Minutes of the Meeting of July 21, 1969 as amended, be approved. Mr. Zengel seconded the motion. A roll call vote resulted in four ayes in favor of the motion. Mr. Stone and Mayor Hoy abstained.

Mr. Wells reported for the Planning Commission. He reviewed the Meetings of July 8th and July 22nd, including Public Hearings on the Request to Rezone 162.233 acres from Centerville R-1 to Centerville R-2 by the Gibraltar Construction Company, and the Request to Rezone 10 acres from Washington Township R-4 to Centerville E-C by the Olympian Club.

On July 22, 1969 the Planning Commission considered the Rezoning Request of the Gibraltar Construction Company, Z-5-69. The property is situated on Sheehan Road directly across the street from Ida Weller School. The Planning Commission voted four to one to recommend to Council that this request for rezoning be denied. Their decision was based on:

1. Gibraltar has not presented satisfactory reasons for a change in zoning.
2. Gibraltar has tried to present far too little information concerning their reasons for a change.
3. The adjacent area in Washington Township is zoned approximately Centerville R-1.
4. There is existing land in Centerville which is zoned R-2 which could be developed.

Mr. Wells moved that the recommendation of the Planning Commission to deny request for rezoning Z-5-69 be approved and no further Public Hearing be held. Mr. Davis seconded the motion. City Manager John Griffin advised that a letter is being sent to the City by Bill Fitzpatrick, a realtor representing Gibraltar Construction Company, asking that this request be withdrawn from consideration. A roll call vote resulted in six ayes in favor of the motion.

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City Manager John Griffin read correspondence received from Donald E. Blair and John Hawkins of Bethel Road concerning a water drain-off problem from the Dr. Thomas Farm onto their lots in Concept. Engineer Frank Williams described the problem and explained remedies to it. Council agreed to look at this problem and Mr. Williams will prepare some cost estimates. Mayor Hoy suggested that this item be on the agenda for the next Council Meeting.

Mayor Hoy read the following Mayor's Report for the month of July, 1969:

Mayor's Court		
Fines and Forfeitures		\$ 836.00
Costs		<u>344.00</u>
	Total	\$1,180.00

Zoning Permits

19	1 family residences
3	additions to residence
2	commercial

Mr. Zengel moved that the Mayor's Report as read, be accepted. Mr. Wells seconded the motion. A roll call vote resulted in five ayes in favor of the motion. Mayor Hoy abstained.

Recreation Director John Dupre presented a film and explained this year's summer recreation program. 621 children were enrolled in the program in the three parks. Mr. Dupre was commended for his success in this department.

City Manager John Griffin distributed copies of a letter received from Edward J. DeBartolo and Associates concerning the drainage ditch on their property at Route 48 and 725. They explained that their future plans are too intangible at this time to enclose the ditch as discussed. They stated their position concerning the open ditch. "1. If in the opinion of the City an unsatisfactory condition exists along the drainage channel, the City will forward written notification to the DeBartolo Corporation advising of this condition. 2. If within 30 days this condition is not corrected, the City will have the right to enter the property, clean the channel, and bill the DeBartolo Corporation for the cost incurred." Based on this commitment, they requested that the City reconsider approval of the open ditch. Mr. Wells advised that from an engineering viewpoint, the ditch plan as submitted is unsatisfactory. Discussion followed. City Manager John Griffin will meet with the Corporation's engineer to review what is requested by the City, and will bring information before the Planning Commission at their next meeting. Council agreed that Mr. Griffin should request them to install the ditch underground along Alexandersville-Bellbrook Road, the remainder to be enclosed no later than two years or when development of the property to the west occurs, whichever comes first, and that engineering data be submitted on the entire project. Mr. Griffin will discuss the widening of State Route 725 at this same time. The consensus of Council was that these two items: widening of State Route 725 and the ditch construction, should be approved simultaneously.

City Manager John Griffin reviewed the Village South Ditch problem. The installation of a small pipe under the main ditch was discussed by Council. Mr. Griffin suggested preparing cost estimates on: 1., the small pipe installation plus cleaning out the ditch, and 2., the installation of a concrete bottom; get these figures to the property owners in Village South and figure the cost per property owner on a ditch district basis. Richard McFadden, County Health Department, will review this ditch from a health standpoint.

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The proposed improvements of Weidner Lane were discussed by Council. Mr. Miller has indicated that he does not wish to give any of his land for the widening of this street. City Manager John Griffin recommended that Council express their feeling concerning cost share on this type of project so that this can be presented to the people. Mayor Hoy suggested that a standard policy be drawn up for the widening or rebuilding of streets, that of a cost share of 90-10% on a dead end residential street, and 75-25% on a through residential street, the 90 and 75 being the property owner's share. Municipal Attorney Robert Farquhar will prepare such a Resolution.

City Manager John Griffin advised that a barricade has been installed and a turn around completed at the north end of Westpark Drive in Centerville Commercial Park VIII, and Engineer Frank Williams recommends acceptance. Mr. Zengel moved that Centerville Commercial Park VIII, the north end of Westpark Drive be approved. Mr. Wells seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

City Manager John Griffin advised that the street light at the north west corner of State Route 48 and Franklin Street approved by Council in 1967 has not been installed. Council agreed to delay it's erection until all improvements at this corner are completed.

Waste collection in the City was discussed by Council. Mayor Hoy recommended that constant contact be made with this collector concerning his service and equipment in Centerville.

The Meeting was then adjourned.

Approved:

  
Mayor

Attest:

  
Clerk of Council