

Village Views

Volume X, Issue 1,

Terrace Park, Ohio

January, 1979

Valuations Up, Tax Rate Cut

Terrace Park property owners will face higher valuations but a lower tax rate in tax bills being sent out by the county auditor. The bills will be payable by February 14.

As the result of a recent reappraisal, the total valuations in the village was increased, in round numbers, to \$15.1 million as against the earlier figure of \$12 million, an increase of 26%. The change, however, does not mean a tax increase of that amount.

The village tax rate for all purposes — county, schools and village — has been 66.46 mills. A complex reduction factor called for under new state law reduces that effective 1978 rate to 56.44. Tax bills now falling due are for the second half of 1978. Tax rates for 1979 have not yet been determined.

But, under a new state law, the tax bills now being sent out will reflect the tax increase for village purposes which was voted last Nov-

ember. In the past, any such levies did not apply until the next tax year, but are now in effect retroactive.

"It doesn't seem right," auditor's assistant Arthur Koeppel told *Village Views*, "but that's the way it is."

The village in November voted by a relatively-narrow margin to renew a levy of 4.83 mills and add 2.21 mills.

The whole situation came about as the result of new state legislation calling for reappraisals every three years, rather than only every six years. The interim appraisals are done by computer comparisons of property values against actual sale prices in an area. But to avoid windfall revenues to political subdivisions, the legislature set up an involved reduction formula intended to hold property taxes at about their former level.

Six year appraisals are to continue to be based on actual inspection of the properties.

Ohio real estate taxes are based on a standard 35% of the market value assigned by the auditor as a result of reappraisals.

Reduction formulas vary from taxing area to another.

That for Terrace Park is .150856, meaning that the Terrace Park rate was reduced by about 15%. The Cincinnati figure is .099767, reducing the tax rate there from 47.44 mills to 42.71. Indian Hill's tax rate is being reduced to 44.01 as against the former 51.54, that of Madeira cut from 56.30 to 48.48, and of Mariemont from 59.52 to 50.63.

Cincinnati's valuation went from \$1,245 million to \$1,481.4 million; Indian Hill's from \$66.4 million to \$84.1 million; Madeira's from \$45.7 million to \$57.5 million, and Mariemont's from \$20.2 million to \$26 million.

Village Realty Prices Climb

Property values have almost doubled in Terrace Park in the last five years, on the basis of real estate transactions in the last 12 months.

Figures compiled by Stan Miller show 51 transactions in the village in 1978 for an average of \$74,644. The 51 sales in 1973 averaged \$40,025.

The record over the years is:

1973, 51 sales averaged \$40,025.

1974, 38 sales averaged \$50,620.

1975, 30 sales averaged \$53,337.

1976, 43 sales averaged \$57,420.

1977, 53 sales averaged \$69,400.

1978, 51 sales averaged \$74,744.

The averages have jumped in recent years largely because of sales of both some new and old houses for prices in excess of \$100,000. Lot prices have increased also, with many sales in excess of \$20,000.

Turnovers indicate the trend.

Record show that one house, sold in 1972 for \$33,500, has changed hands four times since, going for \$37,000 in 1973, \$43,200 in 1974, \$51,900 in 1976, and \$55,000 in 1977. Another sold for \$36,710 in 1973 but brought \$66,300 in 1976. Still another went from \$27,100 in 1972 to \$35,000 in 1974 and to \$65,000 in 1978, and another from \$47,000 in 1973 to \$98,500 in 1978.

Council Ponders Cable TV

By Beth Kauffman

At its January meeting, council heard a report from Councilman Rodger Miller, chairman of the Public Works Committee regarding discussions with Telecommunications, a company which would like to extend cable TV service to Terrace Park.

Miller indicated that there are many advantages in having cable TV. Besides additional programming, television in the schools would be possible and police could issue emergency information to village residents.

At a cost of \$7.50 per month, and an additional \$9 for first run movies, or a total of \$16.50 per month, the TV line would be added to existing utility poles. Terrace Park would be tied in with Milford in order to reach the required 2,000 minimum families required for cable TV

installation.

Discussions will be held with other communities where research has been conducted.

In other business, council approved the Private Drives Ordinance after a tie was broken by Mayor Cadwallader.

Councilmen Rockel, Miller and Harness opposed the ordinance, citing concern that the measure would increase housing density. Councilmen Howard, Bowman and Van Wye approved it as a means of controlling the existing unregulated situation.

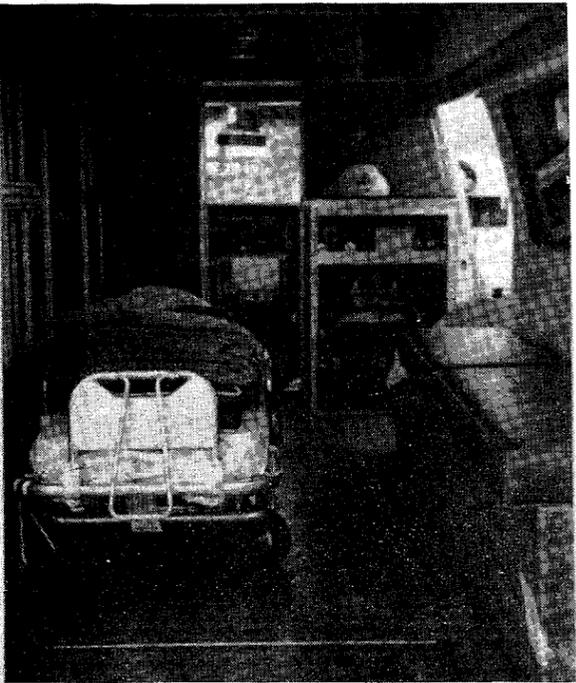
In breaking the tie, Mayor Cadwallader agreed that possibly in the future private drives would be eliminated but added, "We need legislation now in order for the Planning and Zoning Committee to function in the best

interest of the village.

Council also:

- gave second reading to the Greenbelt Ordinance under which contributions, both real and tangible, may be made to the village for green spaces, forest preserves, trails, bird sanctuaries and recreational areas. Two properties have been transferred to a trust and it is hoped that matching funds will be obtained from the state and federal governments when the land is transferred to the village. Two additional properties are to be appraised before transfer, and council approved an appraisal fee not to exceed \$500.

- Police Chief Pottorf advised that due to the excessive amounts of manpower and equipment required to deal



New Ambulance In Service

Here's Terrace Park's new ambulance, already put in service by the fire department's life squad. Built to meet new federal and state standards, the ambulance cost \$22,780, of which the fire department members paid \$15,805 raised in recent years through pancake suppers and issues of the village telephone book. The balance came from village funds. A feature is one-way glass in the patient's compartment.

Two Posts Vacated

Terrace Park goes into the new year without an assistant village solicitor or a village engineer.

John Siegfried has given up the assistant solicitor's post, in which he handled affairs in mayor's court while Solicitor Bob Leming handled other village legal affairs. The post of village engineer has been vacant since the death of Carl Lindell.

"John has done an excellent job," said Mayor Ray Cadwallader, "but found it difficult to arrange to represent the village when cases were referred to courts downtown. Because of that, it was

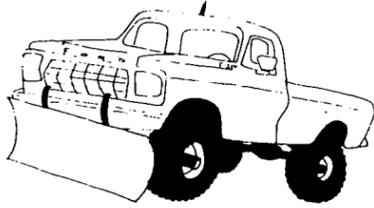
decided to go back to having all village legal matters in the hands of the solicitor and his law firm."

As to the vacant engineer's post, the mayor said there were no projects involving pressing need for an engineer's services at this time. The village may name an engineer, or hire one as a consultant, as future needs develop, he added.

Reappointed were Leming as solicitor, John Eberhard as building inspector, Pat Henley as street commissioner, and Barb Bailey as village secretary.

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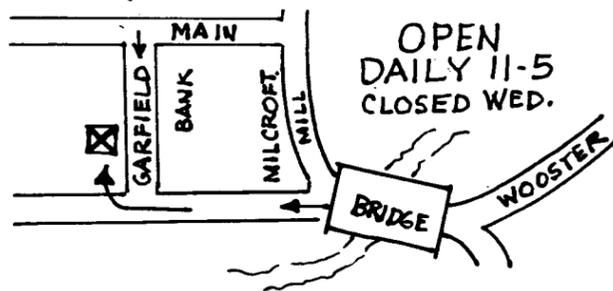
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On Council

(Continued from Page 1)

with dogs at large in the village, SPCA will be handling this problem. Residents are reminded that the village has a leash law in effect.

- Fire Chief Pierce Matthews reported that 159 life squad runs were made in 1978, 23 fire runs and 14 rescue runs.
- Finance chairman Edward Harness reported that, as predicted, the village operated at a deficit in 1978 amounting to \$14,203, due to expenses in the severe winter, bringing the police force up to full staff, and defending the BBSCO suit.

"In 1979 we will be able to pay our way and will be asking only for the renewal of the existing levy which expires at the end of the year," Harness said.

Child Study Program Set

Mariemont Library will open its doors at 10 a.m. Monday, February 12, especially for mothers and preschoolers of the Child Study Group. The children will enjoy a film and books read by the librarian. For further information and reservations call Debbie Carle, 831-4178, or Betty Lou Taylor, 831-7376.

The group resumed post-holiday activities with a meeting January 8 at the home of Sarah Cantwell, and were motivated toward physical fitness by Cindy Crilley, a physical education teacher, and Jim Greiner, athletic director, both of Indian Hill High School.

A get-acquainted cocktail party for interested persons will be held at 7 p.m. on February 9 at the home of Ailene Avner, 313 Oxford Ave. Call Debbie Carle for reservations.

Arrests Up, Auto Crashes Down in 1978

Decreases in the number of automobile accidents and related injuries accompanied a step-up in traffic law enforcement in Terrace Park in 1978, Chief of Police Ron Pottorf notes in his annual report.

Accidents numbered 32, 20 fewer than in 1977. Injuries numbered 11, down by seven. There were no traffic fatalities in the village during the year. Traffic citations meantime rose to 874 as against 822 the year before.

As usual, most of the citations, 515 in all, were for speeding, mostly on Wooster Pike. Of the 11 persons injured in crashes in the village, 10 were hurt in Wooster Pike accidents.

The chief noted that citations resulted in penalties of \$27,351.90 being imposed in mayor's court, as against \$21,618.50 in 1977.

In all, the chief reported the department handled 638 complaints and 4,014 details, not including traffic stops, citations and telephoned reports. There were 11 felony arrests and 142 other arrests, and the officers made 701 vacation house checks. All officers have completed firearms training with scores in excess of 80%.

Noting a year of manpower stability, the chief thanked members of village council for "your consideration in salary adjustments, working conditions, additional office space and recognition, as well as your supportive attitude."

TALK ON HERBS

The February meeting of the Terrace Park Garden Club will be at the Community House at 12:30 p.m. on Tuesday, February 6. Mrs. John Lehrman will be the speaker. Her subject will be "Herbs Equal Good Taste."

Hostesses for the day will be Marianne Gay, Pauline Olsen and Ginny Wiegand.

Cast Named For Players Supper Show

Rehearsals are well underway for Terrace Park Players' 1979 supper show to be given at the Community House February 16, 17, 23, and 24. This year's show, "Underground," was written by Dave Park and Tim Harth and is a funny, local spoof.

Reservations are a must, so make plans early. Dianna Greer is reservation chairman. Call her at 248-0140. Tickets are \$6 a person which includes beer and set-ups, dinner and show. Seating will start at 7 p.m. with dinner served at 8. Dave Park is directing and Tim Harth is the producer, with Dave Pannkuk handling the musical direction. The cast includes Bill Weakley, Frank Corbin, Margot Kuhn, Dudley Bogart, Joe Lohse, Kathy Woodruff, John Milander, Marian Richardson, Judy Jenike Deter, Mike Huber, and Winky Klinedinst. Choreography is being done by Terry Sauerkamp.

The production staff has such able members as Betsy McCarter, dinner; Dianne Wages, costumes; Sandy Megowen, props; Beri Pannkuk, Joan Morgan, lights; Margot Kuhn, Bill Lohrum, Dwight Wages, and Frank Corbin, sets; Joe Lohse, special effects; and Joan Morgan, make-up.

Players also has plans to present a Family Theater weekend in the spring. Tom Long will direct and try-outs will be held in mid-February.

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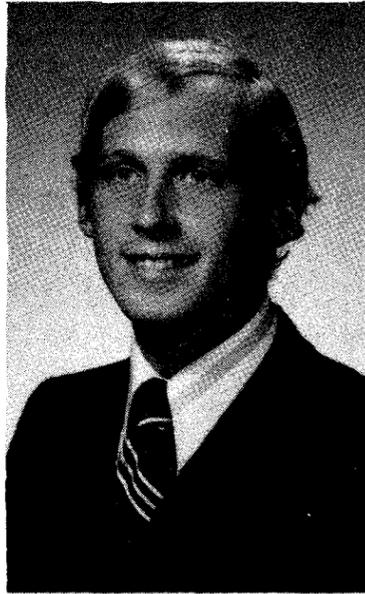


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Douglas Ward Thomson, son of Mr. and Mrs. Stanley R. Thomson, 831 Douglas Ave., was recently admitted to the Ohio Bar and has joined a law firm in Findlay, Ohio. Doug graduated cum laude from Vanderbilt University, with honors in psychology. He earned his J.D. (juris doctor) degree at Ohio Northern University college of law, where he was on the staff of the Law Review.

THAT URBAN CRISIS

Members of the local unit of the League of Women Voters will discuss the urban crisis at a meeting at noon on February 15 at the home of Diana Head, 910 Princeton Ave. Non-members are invited to call the hostess at 248-0389.

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CHURCHES

St. Thomas Episcopal welcomes members of the community regardless of denomination.

Church phone 831-2052

Rector, Robert Gerhard home 831-3605

Curate, George Hill, III home 831-8941

Sunday Services: 8:00 a.m. Holy Communion and sermon

9:15 a.m. family service and communion

church school

11:00 a.m. morning prayer

St. Thomas Nursery School, Jayne Aglamesis, director
pre-school, weekdays

Other churches in the vicinity are:

Baptist First Baptist Church of Milford

Community Mariemont Community Church

Presbyterian-Episcopal Indian Hill Church

Roman Catholic St. Andrew's Church, Milford

United Methodist Armstrong Chapel, Indian Hill

Milford United Methodist Church

SCHOOLS

Terrace Park Elementary, K-5 831-2485

Mariemont Middle School, 6, 7, 8 272-2720

Mariemont High School 271-8310

Board of Education 272-2722

MISCELLANEOUS

Post Office 831-5867

James Simonton, postmaster

Mail dispatched from Post Office at 3:30 and 5 p.m. Monday-

Friday

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Window open 7:30-5 p.m., closed 12-1 Monday-Friday

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Mariemont Library 271-3268

Madeira Library 561-8282

Milford (Clermont Co.) Library 831-0117

Terrace Park has three precincts, all housed at the Community

Building. For voting information, call Hamilton County Board

of Elections. 621-9801.

. 1979 . Terrace Park Civic Directory



VILLAGE GOVERNMENT

W. Rayburn Cadwallader, Mayor 831-1935

Councilmen

Richard Bowman, vice-mayor (Safety) 831-3534

Edward Harness, Jr. (Finance) 831-4439

William Howard (Planning and Zoning) 831-4517

Rodger Miller (Public Works) 831-9714

Charles Rockel (Recreation) 831-2811

John R. Van Wye (Building and Grounds) 831-2059

Donald Franke, Clerk 831-4137

Robert Payne, Treasurer 831-1666

Robert Leming, Solicitor 831-3977

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Hosts Sought For Students From Abroad

This month, through February 15, the American Field Service is gathering applications from families wishing to host a Mariemont AFS scholarship student for the next school year. From this local screening follows a careful process in which the right student is matched up with the right family through the AFS headquarters in New York.

Jud and Betsy Gale will be glad to answer questions and supply information or applications for this year or for future consideration. Interested families do not need a large house, knowledge of a foreign language or worldly experience, age or marital status of the hosts are not limiting factors, and there need not be another teenager in the family.

This year, Mariemont High School is enjoying three foreign students — Wendy Evans from Australia, Hiroaki Yamashita from Japan and Myrtha Canellas from Paraguay. Getting to know them as special people as well as ambassadors is a rewarding experience. The Mariemont AFS chapter presents this possibility at an open meeting on January 24 at 7:30 p.m. in the upper library of the high school, where the students will talk of their countries.

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VILLAGE OPERATION

Council meets the second Tuesday of each month at 7:30 p.m. at the Community Building.

Mayor's Court is held once a month at mayor's discretion at the Community Building.

Police Chief, Ronald Pottorf office 831-2137

All police services 825-2280

Fire Chief, Pierce Matthews 831-5188

Fire Department and Life Squad Emergency 825-2260

Building Inspector, John Eberhard 831-2202

Planning and Zoning Commission

Stewart Proctor, chairman 831-3421

Zoning Board of Appeals

John Getgey, chairman 831-6356

Street Commissioner

Pat Henley 831-2147

VILLAGE SERVICES

Village office 831-2137

Hours — 8:30 a.m. to 12:00 and 1 p.m. to 5

Secretary, Mrs. Barbara Bailey

Garbage and Trash Collection — every Tuesday

Put cans or bags on street by 6 a.m., but not before 4 p.m. of previous day. Cans must have secure lids.

Decomposable Trash Collection — Monday and Tuesday

Bags, brush, limbs. No loose grass clippings.

Landfill — decomposable refuse and rocks and dirt can be taken to landfill on Saturdays, 1 to 3 p.m. from March through November. Composted leaves available same hours.

Police will check vacation homes in owners absence. Written form must be filed prior to departure at village office during office hours.

To reserve Community Building for meeting or social affair call village office.

Get permission from secretary to mount signs of local events on village bulletin boards. No garage sales.

REMINDERS

Outdoor trash burning is prohibited by state law.

Bicycles — children are encouraged to ride on sidewalks, but must yield to pedestrians. Register bikes at annual inspection in September or at village office.

Shooting of firearms is prohibited in village.

Dogs and cats must be under control of owner at all times.

Allowing pets to run at large can result in arrest of owner.

SPCA picks up loose dogs.

RECREATION

Log Cabin Area — paved play area and lighted basketball court.

Wilderness Preserve — over 50 acres of natural area along Little Miami River has chipped paths and picnic table. Open to residents year-round, from dawn to dusk.

Recreation Committee — volunteer group which organizes and sponsors sports activities. Labor Day festival income helps underwrite costs.

Jim Ryan, chairman 831-1913

Terry Bernard, vice chairman

Marianne Gay, treasurer

Susan Payne, secretary

Sports and Commissioners

Soccer (girls, boys, 6-18), Jane Pendl 831-5170

Football (boys, 9-10), Bob Haines 831-2310

Basketball, Bill Abernethy 831-5891

Baseball, T-ball (boys), John Gislason 831-0699

Softball (girls), Betsy Denton 831-2359

Riflery, Henry Whitehouse 831-5933

Summer program — recreation and crafts for boys and girls 5-10

Scouts

Boys

Troop 286, Bob Halley, Scoutmaster 831-0970

Girls

Brownies, Marty Mileham 831-5191

Sally Wallis 831-7339

Juniors (4th-5th grade), Shirley Mittendorf 831-9276

Joan Morgan 831-0738

Juniors (6th grade), Gayle Taylor 831-4670

Softball (girls), Betsy Denton 831-2188

Emergency Numbers

Police 825-2280
Life Squad and Fire 825-2260